

Township Officials of Illinois Building

408 S. Fifth Street, Springfield, IL

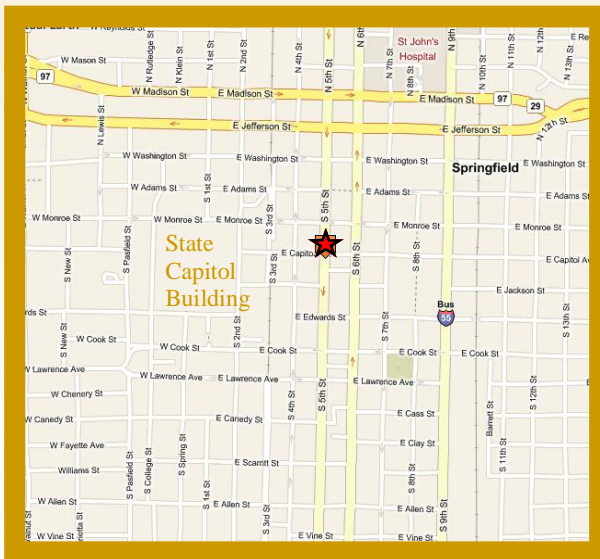
FOR SALE



Great opportunity for owner/occupied investment property in downtown. 2nd floor has tenants in place.

If you would like the benefits of office/retail space in the downtown or State Capitol complex, but don't want to deal with the congestion and parking then 408 South Fifth Street is the right location for you.

At the corner of Capitol Avenue and 5th Street, 408 S. 5th is an excellent location within easy walking distance of the State Capitol building and the Old State Capitol Square. The area offers many downtown restaurants within 2 blocks. Plenty of parking is available within 1 block via ramp or surface lots and there is on-street parking in front of the building.



- ◆ 2 Story Building
- ◆ +/- 8,000 s.f.
- ◆ 45' frontage x 90' depth
- ◆ Remodeled in 1996
- ◆ Zoned S-3
- ◆ Building has sprinkler system
- ◆ Elevator to 2nd floor
- ◆ ADA Accessible



Garrison Group, Inc.

Commercial Real Estate

1999 Wabash Avenue Suite 202
Springfield, IL 62704
(217) 241-0202
(217) 241-4202 Fax

Member of



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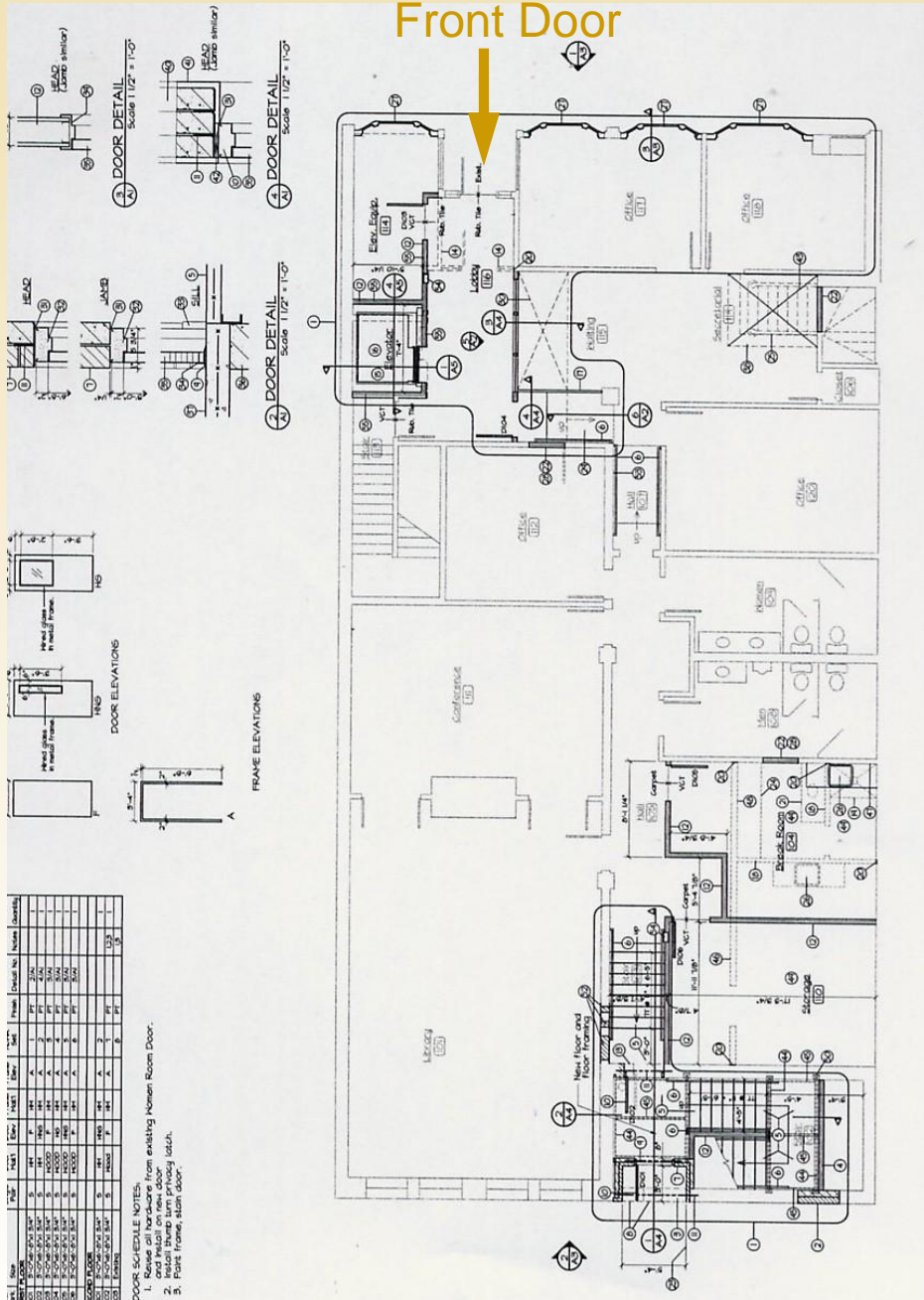
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FIRST FLOOR PLAN - 408 S. Fifth Street, Springfield, IL

Fifth Street

Front Door



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