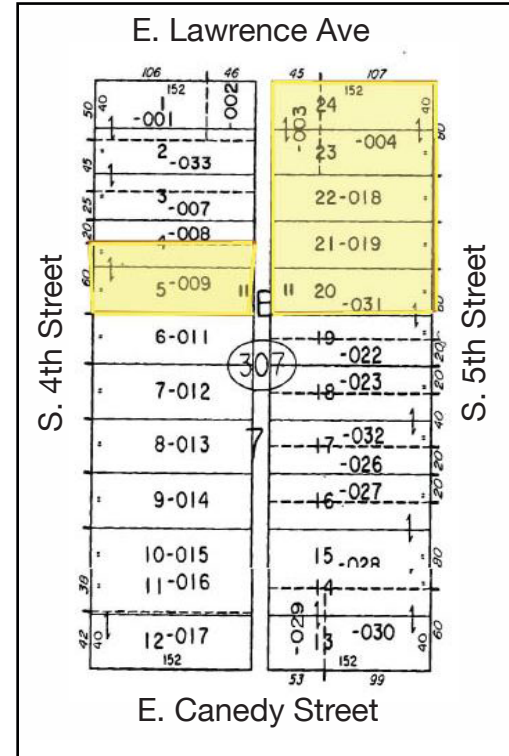


FOR SALE OR BUILD TO SUIT

CORNER OF 5TH STREET AND LAWRENCE AVE,
SPRINGFIELD ILLINOIS

LISTING PRICE: \$276,500.00 (\$6.50 PER SF)



Highlights

- 805-819 S. 5th Street
816 S. 4th Street
420 E. Lawrence Street
- Located at a traffic signaled intersection of 5th Street at Lawrence Street.
- All assembled and ready for building.
- Assembled lot size: +/- 42,560 SF
- Current zoning: Office
- Good probability of zoning change for bank or credit union.
- This site has access from 4th Street
- Excellent site circulation opportunities
- Location considered to be downtown without the parking problem and congestion.

LISTING PRICE: \$276,500.00 (6.50 per SF)



Commercial Real Estate Services, Worldwide.
4525 Wabash Ave
Suite A
Springfield IL



Sam Nichols
Managing Broker
direct 217 494 0800
fax 217 787 2802
Email Sam@naitrue.com
www.naitrue.com