

# VALUE ADD OFFICE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



**2108 W. Springfield Ave.**  
**Champaign, IL 61821**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**  
**CHAMPAIGN, IL | 217.352.7712**

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Sale this freestanding office building located in Champaign, IL. The building was constructed in 1970 as a multi-tenant office building consisting of seven (7) suites. Currently there are six (6) smaller suites consisting of: Suite 1 & 3 – 1,370 SF; Suite 2 – 953 SF ; Suite 4 – 1,134 SF; Suite 5 – 795 SF; Suite 6 – 641 SF; and Suite 7 – 836 SF. Current suites 1/3 & 6, are available for lease and 2, 4, 5, and 7 currently leased. Each Suite has their own restroom(s) and could be combined with other suites. See floor plan for more details.

The property is located on West Springfield Ave (IL Rt. 10) in west Champaign between Country Fair Dr. & Kenwood Ave. The property is just 4 blocks from I-72 with access to I-74 and I-57 within 2 miles.

## PROPERTY INFORMATION

<b>Address</b>	2108 W. Springfield Ave. Champaign, IL 61821
<b>Sale Price</b>	\$425,000
<b>Building Total SF</b>	5,729 SF
<b>Total Acreage</b>	±21,300 SF
<b>Zoning</b>	CG- Commercial General
<b>Year Built</b>	1970
<b>PIN:</b>	41-20-10-451-015
<b>RE Taxes</b>	\$10,559.96 – 2023 payable 2024



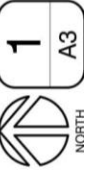
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## FLOOR PLAN

**2108 W. SPRINGFIELD**  
RENTABLE SQUARE FOOTAGE  
5,729 SF



**FLOOR PLAN**  
FIRST FLOOR - 2108 W. SPRINGFIELD  
1/8" = 1'-0"



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## AERIAL



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## CONTACT

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**Senior Vice President**  
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## OFFERING HIGHLIGHTS

- Value Add Opportunity
- Off-Street Parking (34 spots)
- Enterprise Zone & TIF District (proposed)
- Flexible layout for single user or multiple users
- 6 Established suites