



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2206 W. Springfield Ave.**

\$350,000.00

**FOR SALE**



## 2206 W. Springfield Ave.

Champaign, IL 61821

**3,854 SF**

**RETAIL/  
OFFICE**

### SALE PRICE

\$350,000.0

### BUILDING SIZE

3,854 SF

### TAX PIN

41-20-10-451-014

### ZONING

CG- Commercial  
General

### RE TAX

\$17,228.70

### LOT SIZE

0.55 AC

## PROPERTY DESCRIPTION

The subject property is a 3,854 SF building constructed in 1973. The building is primarily open retail space with a couple back rooms and one restroom. The building has 1200 amps, 3-phase power. There may be a need for a cross-access parking agreement between 2206 & 2208 W. Springfield (car wash location) depending on the intended use of the property.

This property can also be purchase with car wash next door at 2208 W. Springfield.

## AREA DESCRIPTION

The subject property is located along west Springfield Avenue and just west of Country Fair Drive. Springfield Avenue is an arterial road and has a traffic count of 16,200 vehicles per day at this location. The area is a mixture of retail/office and multi-family use. National retailers in the area are Burger King, Taco Bell, Papa Johns, Dunkin Donuts, Circle K and regional banks like Busey and Heartland Bank & Trust.



**ZACH WETHERELL, CCIM**

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**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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**AERIAL PLAT**

GIS Webmap Public Interface Champaign County, Illinois



Date: Monday, May 20, 2024



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