



MLS #: Temp-276823 **Status:** Partial Listing **Cat:** Commercial **Price** \$375,000
County: Sangamon **Type:** Office
Addr: 2445 S 5TH Street **Unit #:**
City: Springfield IL **Zip Code:** 62703
Legal: N 85' OF E 132' OF LOT 7 & 8 ILES JUNCTIONS 97' OF E 132' LOTS 7 & 8 **Virtually Stage Y/N:**

Total Bldg SqFt: 5,227	For Sale: Yes	For	No
Office SqFt:	Warehse SqFt:	Lease Type:	
Avail SqFt: 5,227	CAM \$/SqFt:	Lease Renewal:	
Stories:	# of Bldgs: 1	Lease \$/SqFt:	
Parking Spcs: 35	# of Units:	Lease \$/SqFt Ann	
Handicap	Udgrd Strg Tank: No	Subsq Sale to Tenant:	
Year Built: 1977	100-Yr Flood Plain: No	Agent Owned: No	
Apx Lot SqFt: 24024	Zoning: R5B	Agent Related to Seller: No	
Apx Acres:	NDA: No	Agent is Desig. Mnging No	

Directions: Corner of 5th St. & Iles

2024 Taxes: \$9,150.42	Parcel ID(s): 22-09.0-227-013	Security System: Yes	Corn Suitability Rating/PI:
Tax Incentive:	22-09.0-227-014	Sprinkler:	Total Passthru Cost:
Exemptions:		# Dock Doors:	Projected Exp (IV):
# Seats:		# Rail	Projected Inc (IV):

Agent Remarks PLEASE DO NOT DISTURB THE TENANTS. Earnest money payable to PLT. Call Dominic 217-622-5106 for showing requests. Please allow 24 hours notice for showings, showings will take place when business in closed in most cases. Traffic counts, definition of R5B zoning and a floor plan are attached in the disclosures.

Public Remarks Welcome to 2445 S. 5th St. in the heart of Springfield! This 5,227 sq ft commercial space has been completely updated and remodeled in the last few years and is ready for its new owner. Whether you are looking for an investment opportunity or a space for your business this is it. With an average daily traffic count of 12,700 and over 35 parking spaces this all brick building with a new metal roof in 2017 is in a prime location for visibility and access. Offering 3 total suites the interior of the building has seen a major overhaul with updated windows, flooring, lighting, ceilings and much more. The upstairs unit is currently being utilized as a hair salon with approx 2689 sq ft, 2 restrooms, LVP flooring, break room and office. Most of the fixtures in this unit can be sold with building at an additional cost. The lower level is split into 2 suites. One suite is currently leased by Bella Luna (1,073 sq ft approx) and features a lobby, sitting area, 4 offices with sinks and a break room. The Bella Luna Spa buildout was completed in 2019. The other suite (1,169 sq ft approx) is a blank slate that can be transformed in to anything. The lower level shares 2 restrooms that are accessed through a shared hallway. MAJOR UPDATES INCLUDE: 3 HVAC's in March of 2024, Half of the asphalt parking lot in Aug 2024, Roof, Windows and flooring in 2014-2017.

FEATURES	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment	
LOCATION Neighborhood, Other Location	SALE/LEASE INCLUDES Building, Sale/Lease	INSULATION Unknown
FRONTAGE/ACCESS Corner Lot, City Street	Other	BUILDING DESCRIPTION Multi-Tenant, 2 Story
OTHER ACCESS None	HEATING Electric	PROPERTY USE Office Showroom, Other Property
SEWER SOURCE Public Sewer	COOLING Central Air	Use, Office Building
OWNERSHIP L.L.C.	WALL CONSTRUCTION Frame	
AVAIL AT LIST OFFICE Aerial Photo, Traffic Counts	FLOORING Tile/Vinyl, Carpeted, Concrete	
POSSIBLE FINANCING Cash, Conventional, Commercial	ROOF CONSTRUCTION Metal	
SHOWING INSTRUCTIONS 24 Hour Notice, Text/Call Listing Agent	EXTERIOR FINISH Brick	
WATER SUPPLY Municipal/City		

Land and Farm

Land with a House

Owner: JIG Group LLC	Also Ref	
LO: Campo Realty, Inc. - Office: 217-625-4663	Off License # 478009840	
LA: Dominic Campo - Mobil: 217-622-5106	Agt License 471019259	
LA Email: dominic@camporealty.com	Appointment Desk 2176225106	Cell:
CLA:	Cell:	LD: 9/15/2025
OLA:	List Exclusive Right to Sell	XD: 12/31/2025

OLP: \$375,000	Selling Agent:	Co-Sell
Sold Price:	Selling Office:	How
Closing	Co-Sell Agent:	DOM CDOM:
Concessions \$	Sold Conc Info	Selling
Buyers	Lender/Mortgage Co	List 9/15/202 Active Date (if