



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CAR WASH

\$950,000



FOR SALE

2208 W. Springfield Ave.

Champaign, IL 61821

7,680 SF **RETAIL**

SALE PRICE

\$950,000

BUILDING SIZE

7,680 SF

TAX PIN

41-20-10-451-027

ZONING

CG- Commercial General

YEAR BUILT

1979

NOI

2024- \$108,346*
2025-\$81,604

RE TAXES

\$21,348.98

LOT SIZE

0.75 AC

PROPERTY DESCRIPTION

The subject property is a twelve bay self-service car wash. Located in the middle of the building is storage, mechanical/maintenance room and one restroom. The building is a block building constructed in 1979 and totals 7,680 SF. The building has 3-Phase, 600 amp service. There may be a need for a cross-access parking agreement with 2206 W. Springfield next door to the east.

*Six of the twelve bays were not operable in 2023 and part of 2024. All twelve bays were operable as of August 2024.

This property can also be purchased along with 2206 W. Springfield Ave.

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.



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DEVONSHIRE REALTY**
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AERIAL PLAT

GIS Webmap Public Interface Champaign County, Illinois



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