



**\$165,000**

## **1128 + 1152 RUTLEDGE STREET, SPRINGFIELD, IL, 62702**

<https://rhoadesrealtors.com>

- Commercial Sale
- Commercial
- Active

**FOR SALE:** Well-maintained office building located on a prominent hard corner lot. There is a 2,340 SF above grade office space and 1,914 SF finished basement. Seller made several exterior and interior upgrades since 2019. Firmly settled in growing Medical District. Priced well below fair market value (\$456,036).

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### **Building Details**

**ParkingTotal:** 19

**NewConstructionYN:** No

**Heating:** Forced Air

**Exterior material:** Brick, Frame, Stone, Vinyl Siding

**Roof:** Asphalt, Flat, Membrane, Sloped

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### **Amenities & Features**



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

