

# For Sale

## 5220 South 6th Street Springfield, IL



**List Price:**  
**\$4,950,000**



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**Land Area:** +/- 2.911 Acres  
**Building Size:** +/- 50,854 Sq. Ft.  
**2003 Real Estate Taxes:** \$137,156.86  
**Year Built:** 1998 per Capitol Township Record  
**Zoning:** PUD/Office, Medical

### Remarks:

Currently there are two tenants that occupy +/- 9,818 square feet. These leases are renewable annually with a 90 day cancellation clause privilege by either Lessor or Lessee. The building has been used as medical offices and is physically connected to the former Doctors Hospital. A bid has been obtained to separate the two buildings in the event there is a desire to do so. The construction quality of this facility is seldom matched in the Springfield Area and one of the features is an emergency generator.