



JAMES BURCH
 Commercial & Industrial Real Estate
 Brokerage / Management Services
 www.jamesburch.com

1006 N. Cunningham Ave.

Property For: **Lease**



DESCRIPTION

This property is an excellent opportunity for office, retail, restaurant, or a service oriented business. Great site lines, easy access, ample parking, and high traffic count. The property offers your business excellent exposure to Cunningham at reasonable rates. Building was designed as a 3 unit building but has been used as a single tenant property for many years.

MAP



SPECIFICATIONS

Available November 1, 2005

- Building Size:** 6,000 sq. ft.
- Parking:** Ample off-street parking
- Zoned:** B-3 General Business (City of Urbana)
- PIN:** 91-21-08-279-010
- Real Estate Taxes:** \$10,124.14 (2004 payable 2005)
- Price:** **\$9.50 per sq. ft. NNN**

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. James Burch Realty is the agent for, and therefore represents, the Lessor.