



**BURCH KISER  
REAL ESTATE, LLC**

**Champaign**  
**1017 Bloomington Road**

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

Property For: **Sale or Lease**



**DESCRIPTION**

**For Sale or Lease**

Flexible commercial building with large lot for expansion or outside display. Great opportunity for service, retail, shop, or contracting business. Excellent site with easy access, high traffic count, and great visibility.

**SPECIFICATIONS**

<b>Property Size:</b>	57,336 Sq. Ft. (1.32 Ac)
<b>Building Size:</b>	6,000 Sq. Ft. (Pre-engineered Building)
<b>PIN:</b>	41-20-02-427-003 & 005
<b>RE Tax:</b>	\$1,951.50 and \$2,565.10 = \$4,516.60 (2008 payable 2009)
<b>Zoned:</b>	CG Commercial General (City of Champaign)
<b>Lease Price:</b>	\$5,000/mo NNN
<b>Sale Price:</b>	\$495,000



**MORE INFORMATION?**

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