



BURCH KISER REAL ESTATE, LLC

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

Champaign

102 E. Springfield

Property For: **Sale or Lease**



DESCRIPTION

1st St. and Springfield Ave.

Great central Champaign commercial corner. Strategically located between downtown Champaign and the University of Illinois campus.

Flexible shop with 7 body shop bays.
Current use: body shop.
Redevelopment Potential.

SPECIFICATIONS

Lot Size:	66' x 132'
Building Size:	3,780 sq. ft.
OH Doors:	7
Zoned:	CG Commercial General
PIN:	46-21-07-354-009
R.E. Tax:	\$4,881.10 (2007 Pay 2008)
Lease:	\$4,000 per month NNN
Price:	\$425,000



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.