



**JAMES BURCH**

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

# Champaign

**104 E. Stoughton**

Property For: **Sale or Lease**

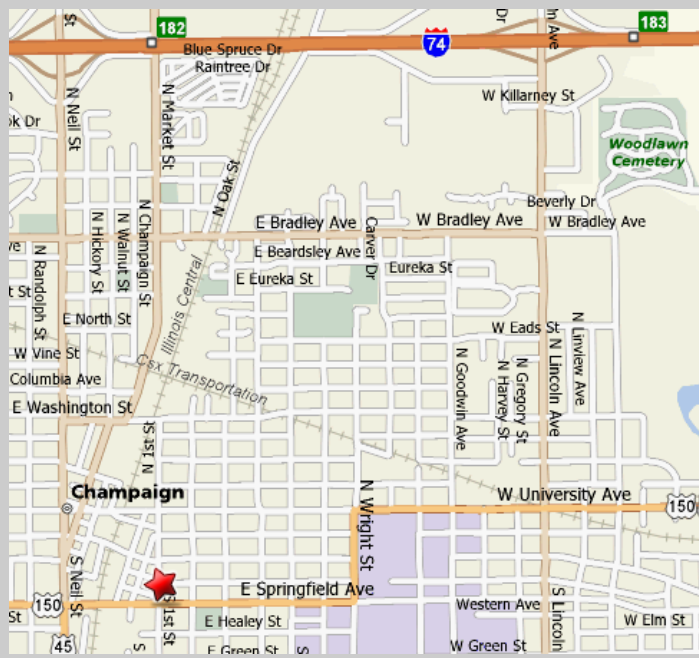


## DESCRIPTION

## SPECIFICATIONS

Commercial property close to U of I Campus. Adjacent property also for sale. Flexible building with good parking and easy access.

- Lot Size:** 66' x 132' = 8,712 sq. ft.
- Bldg. Size:** ± 1,600 sq. ft.
- Zoned:** CG Commercial General
- PIN:** 46-21-07-353-008
- R.E. Taxes:** \$3,127.78 (2006 pay 2007)
- Lease Price:** \$ 8.00 per sq. ft. NNN
- Sale Price:** \$ 395,000



### MORE INFORMATION?

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