



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

# Champaign

## 118 North Walnut

Property For: **Lease**



### DESCRIPTION

Flexible Downtown Champaign Store Front in a very desirable location.

### MAP



### SPECIFICATIONS

- Size:** 1st Floor 1700 sq. ft.  
Basement 1700 sq. ft.
- Utilities:** Tenants pay electric. Gas is included in the rent.
- Zoned:** CB Central Business (City of Champaign)
- Price:** 1st Floor: \$12.00 per sq. ft.  
Basement: \$3.00 per sq. ft.

### 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.