



JAMES BURCH

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

Champaign

1207 N. Mattis Ave.

Property For: **Lease**



DESCRIPTION

Retail/Office for Lease
Building under renovation.
Will remodel to suit.

Excellent retail/service/office location. The property is located just north of the intersection of Mattis and Bradley. It was originally built to be a restaurant and convention building. Either floor could be rented separately and the owners would divide the first floor space into 2 or 3 tenant spaces.

SPECIFICATIONS

- Lot Size:** 250' frontage x 200' deep (50,000 sq. ft.)
- Building Size:** 10,559 sq. ft. (1st floor 5,697 sq. ft., 2nd floor 4,862 sq. ft.)
- Zoned:** CG—City of Champaign
- Daily Traffic:** 27,400 (IDOT 2001)
- PIN:** 41-20-03-477-003
- R.E. Taxes:** \$4,625.98 (2004 pay 2005)

Lease Price

- 1st floor:** \$13.25 per sq. ft. NNN
- 2nd floor:** \$6.50 per sq. ft. NNN

An additional curb cut on Mattis Ave., toward the north end of the lot, could be added.

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.

