



# BURCH KISER REAL ESTATE, LLC

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.

## SPECIFICATIONS

<b>Lot Size:</b>	250' frontage x 200' deep (50,000 sq. ft.)
<b>Available Space:</b>	From 1,000 - 10,000 Sq. Ft.
<b>Zoned:</b>	CG—City of Champaign
<b>Daily Traffic:</b>	21,500
<b>PIN:</b>	41-20-03-477-003
<b>R.E. Taxes:</b>	Pro-rata Share
<b>Lease Price</b>	<b>1st floor: \$12.00 per sq. ft. NNN</b>

- 2 Curb Cuts
- Building to be completely renovated with as per pictured rendering.

### 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.

