



# BURCH KISER REAL ESTATE, LLC

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

# Urbana

1307 E. Florida Ave.

Property For: **Sale/Lease**



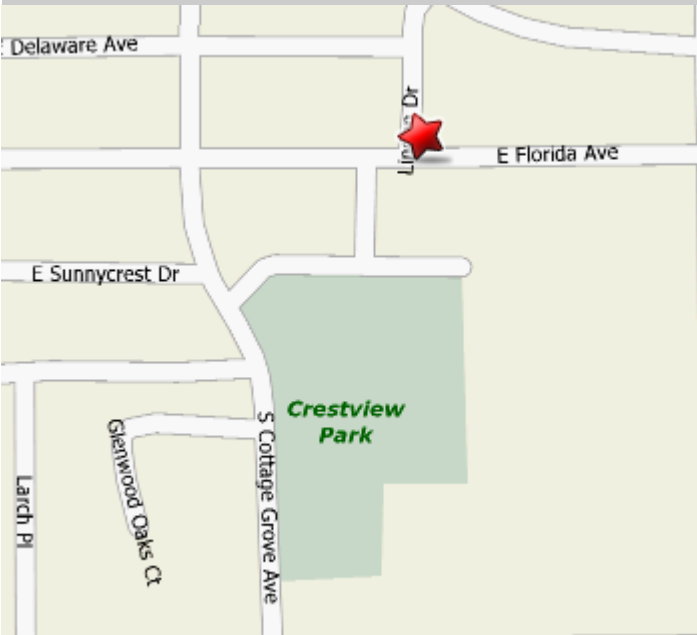
## DESCRIPTION

### Investors/Users

Recently remodeled commercial building, close to the intersection of Florida Ave. and Philo Rd. Attractive building w / ample parking, high traffic count, and easy access.

## SPECIFICATIONS

- Lot Size:** 103' x 125' = 12,875 Sq. Ft
- Total Building:** 2,268 Sq. Ft.
- Leased to:** Papa Johns: 1,433 Sq. Ft.
- Lease to:** July 31, 2013 w/2-5 year options
- Papa Johns rent starts at \$14/Sq. Ft. with escalations**
- Available for Lease:** 835 Sq. Ft.
- Rent:** \$14/Sq. Ft. NNN
- PIN:** 93-21-21-126-039
- RE Tax:** \$7,107.10 (2010 payable 2011)
- Sale Price:** \$299,000
- Zoned:** B-3 Commercial General



### 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.