



BURCH KISER REAL ESTATE, LLC

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

Champaign

1410 N. Neil St.

Property For: **Sale or Lease (Will Divide)**



DESCRIPTION

SPECIFICATIONS

Location has outstanding access to Champaign via Interstate 74 and the Neil St. corridor, which runs directly through the heart of Champaign. This office is located on three city lots offering the ability to grow with a business. The adjacent 1411 N. Hickory is also available for \$35,000.

Each floor is equipped with its own HVAC unit as well as electrical service. This building can easily be broken up into three separate independent offices. Separate 1,000 sq. ft. garage and storage building with a double wide overhead door and electrical service.

Owner will consider a remodel to suit your needs.



Lot Size:	132' x 184.75'
First Floor:	Approx. 1,000 sq. ft. Lease Price: \$800/mo.
Second Floor:	Approx. 800 sq. ft. Lease Price: \$600/mo.
Basement:	Approx. 1,000 sq. ft. Lease Price: \$600/mo.
Garage:	1,000 sq. ft.
Traffic Count:	14,600 daily
Zoned:	MF3 - High Density / Limited Business
Taxes:	\$3,793.40 (2004 Payable 2005)
Sale Price:	\$250,000
Lease Price:	\$2,000/mo.

Lease prices do not include utilities.
Garage could be included in lease.

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.