



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services

Champaign

1414 & 1430 South Neil

Property For: **Sale**



DESCRIPTION

Rare commercial opportunity with redevelopment potential. 0.45 acre tract of ground with 2 buildings on Neil St. just north of Kirby Ave. The property is walking distance to the U of I, Memorial Stadium, and the Assemble Hall. This property is also located across the street from the new Hilton Garden Inn. **Billboard rent \$3,500/yr with take down clause.**



SPECIFICATIONS

Lot Size:	64' x 307' = 19,648 Sq. Ft. (0.45 Acre)
Building Size:	South: 4,000 Sq. Ft. North: 4,000 Sq. Ft.
PIN:	43-20-13-458-011 & 012
Zoned:	CG (Commercial General)
Traffic Count:	Neil St.: 24,300 cars per day Kirby Ave.: 16,400 cars per day
RE Tax:	011: \$5,997 012: \$3,188.82 (2007 pay 2008)
Price:	\$650,000 Owner would consider leasing

MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**. James Burch Real Estate is the agent for, and therefore represents, the Seller.