



JAMES BURCH

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

Champaign

1414 South Neil

Property For: **Sale/Lease**



DESCRIPTION

4,000 sq. ft. Commercial Building at 1414 S. Neil St., Champaign, IL. This rare opportunity is located just north of the intersection of Neil Street and Kirby Avenue. The building contains office, show-room, shop, and storage areas. The property is walking distance to the U of I Memorial Stadium and Assembly Hall, and is across the street from the new Hilton Garden Inn.

Billboard Lease: Contact listing office for information.



SPECIFICATIONS

Lot Size:	8,512 Sq. Ft.
Building Size:	4,000 Sq. Ft. (50' x 80') (Office / Shop Space)
Mezzanine Storage:	475 Sq. Ft.
Traffic Count:	22,200 Cars Daily
PIN:	43-20-13-458-012
R.E. Taxes:	\$3,458.32
Lease Price:	\$2,000 / mo. NNN
Sale Price:	\$295,000

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 Lessor.