



**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 is \$3,500 per year escalating to \$4,000 per year in year 6. Lease has take down clause.



### SPECIFICATIONS

<b>Lot Size:</b>	8,512 Sq. Ft.
<b>Building Size:</b>	4,000 Sq. Ft. (50' x 80') (Office / Shop Space)
<b>Mezzanine Storage:</b>	475 Sq. Ft.
<b>Traffic Count:</b>	22,200 Cars Daily
<b>PIN:</b>	43-20-13-458-012
<b>R.E. Taxes:</b>	\$3,065.92
<b>Lease Price:</b>	\$2,000 / mo. NNN
<b>Sale Price:</b>	\$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.