



# BURCH KISER REAL ESTATE, LLC

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

# Urbana

## 1901 S. Highcross Rd.

Property For: **Sale**



### DESCRIPTION

### SPECIFICATIONS

Property is currently used as a Restaurant, Bar, and Banquet Center, with 3 softball fields. The location is on Rt. 130 (High Cross Road) and is in Urbana's growth corridor. To the North of the site is the Urbana Wal-Mart and the future home of Menards. To accommodate the growth, Urbana is planning to extend Florida Ave to High Cross Road, in the near future. Urbana is also developing a new Bike Path that will service the property. Currently over 60 softball teams are utilizing the facility.

#### MORE INFORMATION?

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

<b>Property Size:</b>	3 Acres to 20.96 acres
<b>Restaurant Building:</b>	6,836 sq. ft. (Built in 1994)
	Natural gas, electricity, water, and sanitary sewer are at the property.
<b>PINs:</b>	93-21-22-280-001
<b>Taxes:</b>	\$23,316.82 (2010 payable 2011)
<b>Price:</b>	<b>Entire Property:</b> \$1,490,000 <b>3 Acres + Restaurant Building:</b> \$899,000
<b>Zoning:</b>	B-3 General Business City of Urbana
<b>***Owner would consider leasing the property</b>	

