



BURCH KISER REAL ESTATE, LLC

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

Urbana 2000 N. Cunningham

Property For: **Sale / Lease / Build-to-Suit**



DESCRIPTION

SEC of I-74 and Cunningham Ave., Urbana, IL
0.8 acre tract of Commercial Ground with great visibility, high traffic count, and easy access. A Liquor License is available to this site through the City of Urbana. The owner will consider building-to-suit, or possibly a land lease on the property.

SPECIFICATIONS

- Lot Size:** 0.8 Acres (34,728 sq. ft.)
- Zoned:** B-3, City of Urbana
- Daily Traffic:** 21,000/day (Rt. 45) 32,200/day (I-74)(IDOT 2003)
- PIN:** 91-21-04-352-001
- Taxes:** \$1,963.96 (2004 Payable 2005)
- Sale Price :** \$260,000

Liquor license is available.

Property to be sold subject to a permanent billboard easement.

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.

