



**BURCH KISER
REAL ESTATE, LLC**

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

2003 - 2005 S. Philo Rd.

Property For: **Sale / Lease**



DESCRIPTION

Professional Office or Retail Space

Attractive commercial buildings with great visibility, easy access, and off-street parking. The space has been used in the past as a medical clinic, and is divided into a large number of exam rooms.

Current Tenant: Castilian Court 2,280 Sq. Ft.
Month to Month at \$1,075/mo



SPECIFICATIONS

SALE or LEASE

Lot Size:	200' x 132'
2 Buildings:	5,278 Sq. Ft. For Lease 3,657 Sq. Ft. 1,375 Sq. Ft. For Lease
Zoned:	B-3 General Business
PIN:	93-21-21-180-010 & 011
R.E. Tax:	\$13,102.26 (2007 pay 2008)
Price:	\$450,000 terms possible
Lease:	5,278 Sq. Ft. at \$4,400/mo NNN 1,378 Sq. Ft. at \$950/mo NNN

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.