



**JAMES BURCH**

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

# Champaign

**202-206 E. University**

Property For: **Sale**



## DESCRIPTION

## SPECIFICATIONS

Join the excitement of Downtown Champaign. Rare downtown building site on the corner of 2nd St. and University Ave. The property is close to the University of Illinois, has great visibility, high traffic count, and easy access. The property is zoned Central Business which allows for a wide range of business opportunities.

<b>Lot Size:</b>	26,136 sq. ft. (198' x 132')
<b>Zoned:</b>	CB Central Business (City of Champaign)
<b>PIN:</b>	46-21-07-308-007
<b>R.E. Taxes:</b>	\$4,177.26 (2006 Payable 2007)
<b>Price:</b>	\$340,000



### 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 Seller.