



Burch Kiser

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

Champaign

211 E University Ave.

Property For: **Sale/Lease**



DESCRIPTION

SPECIFICATIONS

Commercial Building and Nice 2nd floor apartment for owner use or rental.

Flexible Commercial Building at the corner of 3rd St. and University Ave. Champaign, IL. Features great visibility, lots of retail windows, high traffic count, off-street parking, on-street parking on University Ave. Many potential uses.

Current Tenant's lease can be cancelled with 60 days written notice.

Lot Size: 66'x 102'= 6,732 sq.ft.

North Building:

- Main Floor: 2400 sq.ft.
- 2nd Floor: 2400 sq.ft. (Storage)
Full basement

South Addition:

- Main Floor: 1515 sq.ft. (Shop Storage with 2 OH. Doors)
- 2nd Floor: 1515 sq.ft. (Nice 2 BR Apartment)

Sale Price: \$375,000
Lease Price: \$4,500 / Month + Utilities

PIN: 46-21-07-355-017
RE Tax: \$9,396.94
 (2010 payable 2011)

TIF: Located in E. University Ave
Enterprise Zone: Yes

Zoned: CB Central Business
 (City of Champaign)

Traffic Count: 22,900 Cars Per Day

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.



