



JAMES BURCH

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

Champaign

308 Wilbur

Property For: **Sale or Lease**



DESCRIPTION

SPECIFICATIONS

Flexible warehouse building. Convenient location close to I-74, I-57, and I-72 and close to Market Place Mall. Building is insulated, no water or heat, but could be easily added. Rented month to month.

Lot: 13,200 Sq. Ft. (100'x132')

Building: 2,688 Sq. Ft. (42'x64')
(1) 14'x14' O.H. Door
(1) 9'x9' O.H. Door

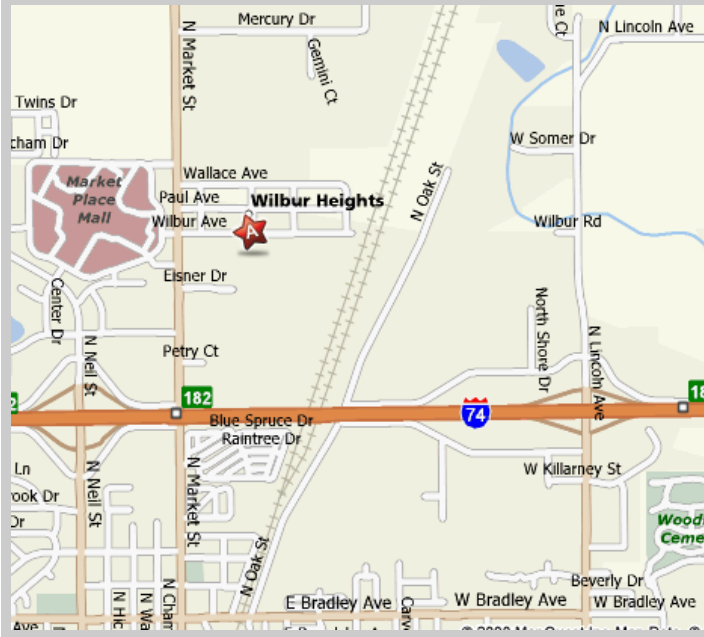
PIN: 25-15-31-357-023

R.E. Taxes: \$1,593.78 (2006 pay 2007)

Zoned: I-1 Light Industrial
(Champaign County)

Sale Price: \$110,000

Lease Price: \$1,200 / mo



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.