



JAMES BURCH

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

322 E. Champaign Ave.

Property For: **Lease**



DESCRIPTION

Highly visible retail space located just off the corner of Route 45 and Route 136. Open floor plan, Rear delivery door, large store front windows, and off-street parking.

SPECIFICATIONS

Space Avail.: 1,200 Sq. Ft. (20' x 60')

Zoned: Commercial

PIN: 20-09-02-151-015

R.E. Taxes: \$8,194.82 x 24.5% = 2,007.73 / 12 months = \$167.31 per month

Price: \$1,000 / mo. NNN



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 Lessor.