



**JAMES BURCH**

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

# Champaign

**403 W. Kirby Ave.**

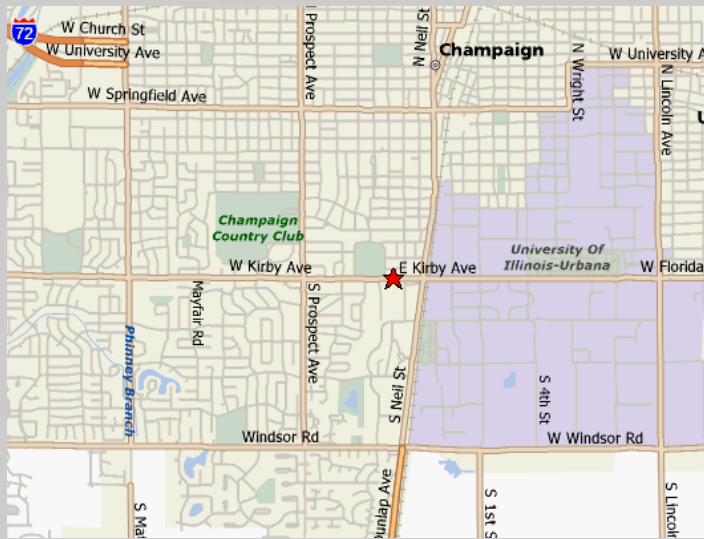
Property For: **Lease**



## DESCRIPTION

Adjacent to U of I campus. Walking distance to the Assembly Hall, Memorial Stadium, Hilton Gardens, and Hilton Homewood Suites.

Flexible commercial building with drive-thru window. Property has easy access, great visibility, high traffic count, and off-street parking.



## SPECIFICATIONS

**Lot Size:** 59.5' x 187' = 11,126.5 Sq. Ft.

**Building:** 1,525 Sq. Ft.

**Zoned:** CN (Commercial Neighborhood)

**PIN:** 45-20-24-132-002

**RE Taxes:** \$2,451.54 (2005 pay 2006)

**Lease Price:** \$3,000 / mo. NNN

- Constructed in 1967
- Drive-Up Window
- Pylon Sign

### MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**.

Property is broker-owned.