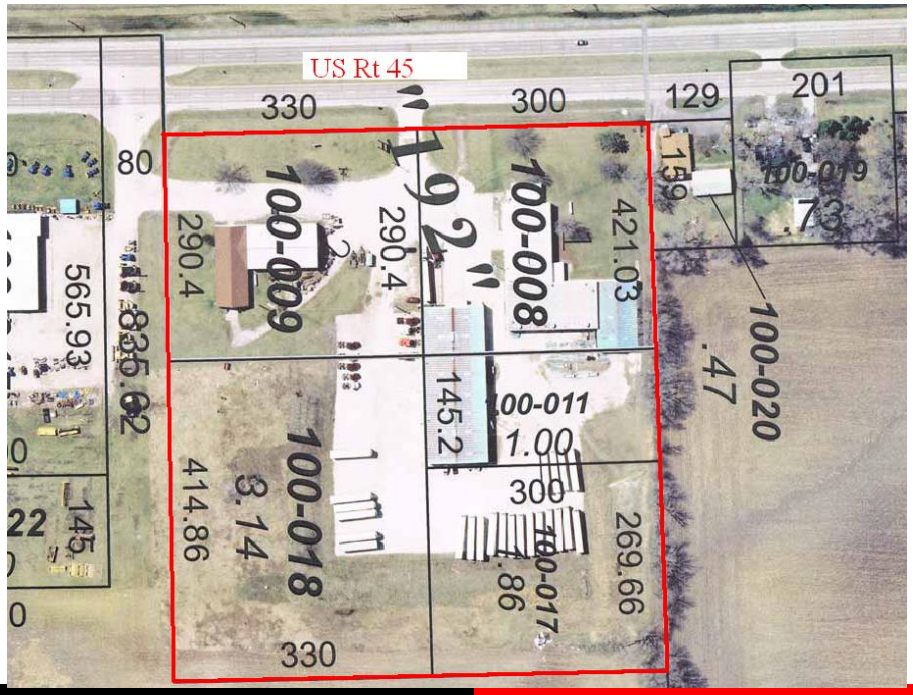
BURCH KISER REAL ESTATE, LLC

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

4712 - 4812 N. Cunningham

Urbana

Property For: **Sale**



DESCRIPTION

This property is conveniently located on Route 45, just north of Interstate 74. Ample parking is provided for cars and trucks. Excellent opportunity for a truck shop, distribution, or service business.

SPECIFICATIONS

BUILDING SIZE:	North Building: 18,525 sq.ft. Middle Building: 16,000 sq.ft. South Building: 9,270 sq.ft.
LAND:	10.2 Ac (630'x 705.26')
UTILITIES:	Well, Septic, and Propane
ZONED:	B-4 General Business in Champaign County
PIN:	25-15-27-100-008, 009, 011, 017, & 018
RE Taxes:	$22,342 (2010 payable 2011)
SALE PRICE:	$1,200,000

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Seller.

North Building

Middle Building

South Building