



JAMES BURCH

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

Champaign

510 S. Neil

Property For: **Sale or Lease**



DESCRIPTION

High profile Champaign location, just off the corner of Neil St and Green St with great visibility, easy access, ample parking, and high traffic counts:

Neil St - 21,700 cars / day
Green St - 13,800 cars / day

Building is currently used as a Doctors office and Clinic with an operating room. Building would make a great professional office.

Tenants Rights, Available July 1, 2008.

SPECIFICATIONS

Building Size: 5,840 sq. ft.

Lot Size: Approx. 14,040 sq. ft.

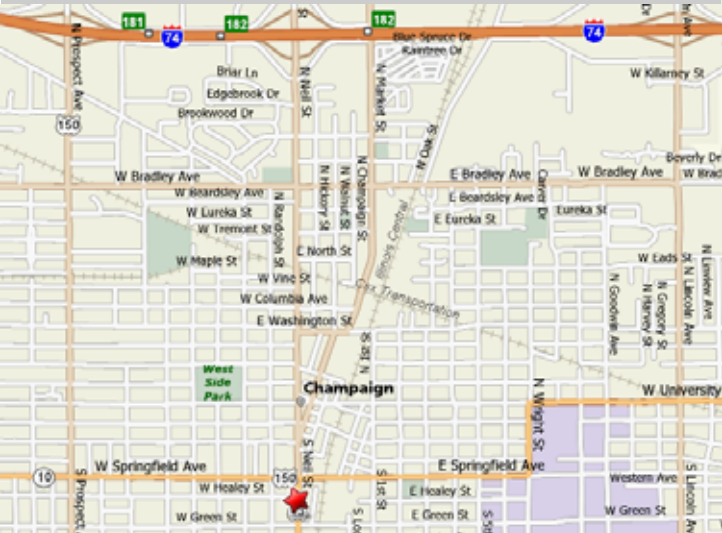
Parking: On Site with Cross Parking Agreement

PIN: 43-20-13-226-028

R.E. Taxes: \$13,323.18 (2006 pay 2007)

Sale: \$749,000

Lease Price: \$15.00 / sq. ft. 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 Seller.