



BURCH KISER REAL ESTATE, LLC

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

Urbana

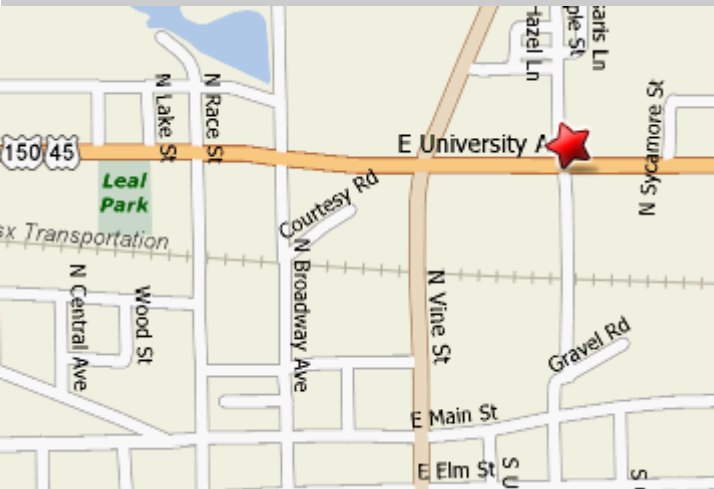
601 E. University Ave.

Property For: **Sale/Lease**



DESCRIPTION

Attractive Commercial Building with recently remodeled office. The office space is first class, and well thought out with beautiful ceramic floors, nice office sizes, a large break area and spacious bathrooms. Attached to the office is a 5,000 sq. ft. warehouse area with high ceilings, and overhead door access. Add to this combination a detached and well insulated 5,000 sq. ft. warehouse with overhead door access and a fenced yard area for deliveries and parking.



SPECIFICATIONS

Lot size:	Approx 150' x 275' = 41,250 Sq. Ft. Approx 76' x 149.9' = 11,392.4 Sq. Ft.
Main Building:	Office: 5,000 Sq. Ft. Warehouse/shop: 5,000 Sq. Ft 1-O.H. Door
Detached Bldg:	5,000 Sq. Ft 1-O.H. Door
PIN:	91-21-08-480-011 & 017
RE Tax:	011: \$9,457.90 (2007 pay 2008) 017: To Be Assessed
Zoned:	B-3 General Business (Urbana)
Price:	\$1,250,000
Lease Price:	\$6.50/Sq. Ft. NNN (15,000 S.F.)

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 Lessor.