



JAMES BURCH

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

605-607 N. Cunningham

Property For: **Sale / Lease / Build-to-Suit**



DESCRIPTION

Highly visible commercial corner with easy access. One of the highest traffic counts in Champaign-Urbana. Fastenal currently leasing the south 4,600 square feet.

For sale or lease, will build to suit.

SPECIFICATIONS

Lot Size:	± 22,250 sq. ft.
Space Available:	3,280 sq. ft. Shop/Retail
Total Building:	7,950 sq. ft.
PIN:	91-21-08-405-018
R.E. Taxes:	\$6,232.74 (2004 Payable 2005)
Zoned:	B-3 General Business (City of Urbana)
Lease:	\$8.00/sq.ft. Net
Sale Price:	\$550,000

Traffic light at intersection in the near future.

MORE INFORMATION?

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

Property is Broker-owned.

