



**BURCH KISER
REAL ESTATE, LLC**

Champaign 608 E Daniel

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

Property For: **Sale/Lease**



DESCRIPTION

SPECIFICATIONS

Campus Redevelopment Opportunity

Flexible property in the heart of the University of Illinois Campus Business District. The building was formerly a Campus Bar, but due to the City limiting Liquor Licenses, no Liquor License is available. The property would make a great retail or restaurant opportunity or redevelop into a mixed use building with commercial and residential components.

Lot Size: 44'x 84.5' = 3718 sq.ft.

Building Size: Approx. 3,700sq.ft.

Building has a basement that is not included in the square footage number.

Zoned: CB Central Business City of Champaign

PIN: 46-21-18-178-008

RE Tax: \$11,719 (2010 payable 2011)

Sale Price: \$1,200,000

Lease Price: \$10,000 per month NNN



MORE INFORMATION?

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

