



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

# Champaign

## 619 S. Wright St.

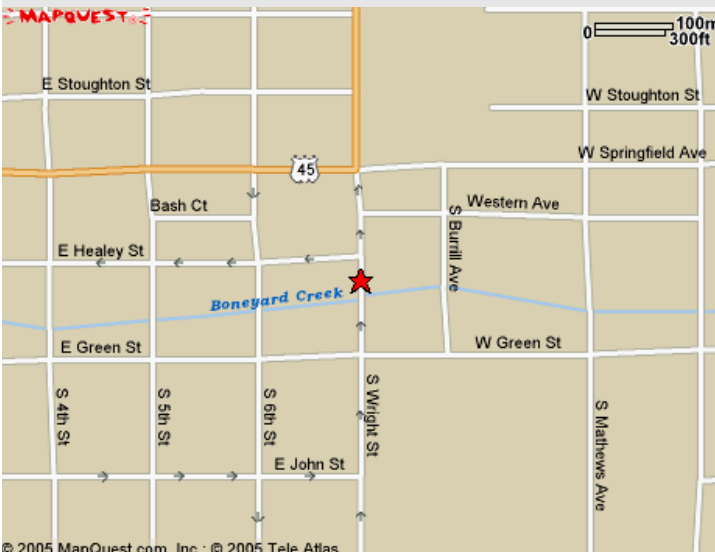
Property For: **Lease**



### DESCRIPTION

Former Tonic Bar located just north of the Green St. and Wright St. corner. Prime Campus property with lots of potential for retail, restaurant, or bar uses.

### MAP



### SPECIFICATIONS

Building Size

1st Floor: 2800 sq. ft.  
 2nd Floor: 2800 sq. ft.

PIN: 46-21-18-131-018

Real Estate Taxes: \$9,474.58

Zoned: CB Central Business, City of Champaign

Rent: \$70,000 per year NNN (\$5,833.33 per month)

### MORE INFORMATION?

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