



# JAMES BURCH

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

# Urbana

705 S. Glover St.

Property For: **Sale or Lease**



## DESCRIPTION

### For Sale or Lease

Attractive brick office and shop building. Currently, the shop is improved with a commercial kitchen. Great location for a contractor, distributor, or service business. Potential for food-catering business.



## SPECIFICATIONS

- Office Building:** 2,808 sq. ft.
- Lot Size:** Approx. 16,000 sq. ft.
- Zoned:** B-3, City of Urbana
- R.E. Taxes:** \$3,430.98 (2004 Pay 2005)  
(Taxes will change if subdivision occurs)
- PIN:** 92-21-16-181-004
- Lease Price:** \$1,850/month, NNN
- Sale Price:** \$219,000

### **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.