



JAMES BURCH

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

Champaign

717 S. Neil St.

Property For: **Sale or Lease**



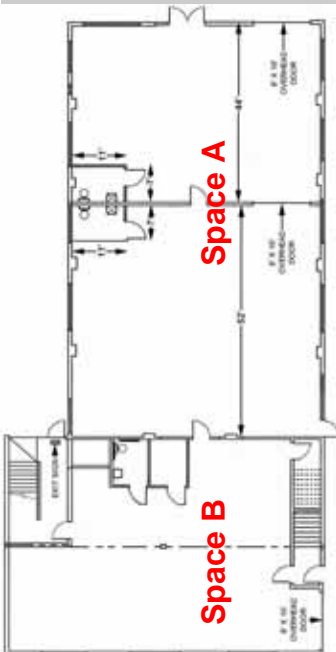
REAR VIEW



DESCRIPTION

Prime South Neil St. Location with an open floor plan, easy access, ample parking, great visibility, excellent signage, and 10' electric overhead dock door. This is a great location for a subcontractor with office. Very flexible. The owner would consider renovating the property to suit a qualified Lessee. Existing space is divided into two

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SPECIFICATIONS

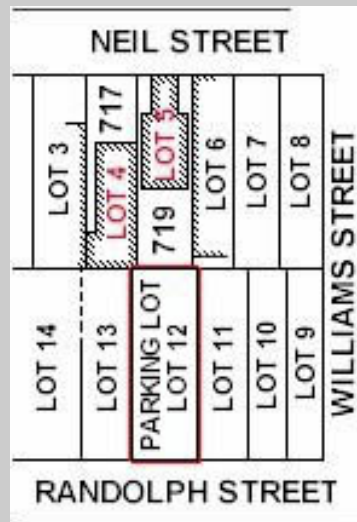
Building: --4,000 Sq. Ft. Space A - **LEASED**
--1,998 Sq. Ft. Space B - **LEASED**
--1,998 Sq. Ft. Second Floor
--Full Parking Lot in rear

Zoned: CG - Commercial General District
(City of Champaign)

R.E. Taxes: \$7,124.62
(2004 Payable 2005)

PIN #: 43-20-13-253-019

Lease Price: \$850.00 per month plus utilities.



MORE INFORMATION?

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