



JAMES BURCH

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

Champaign

803 W. Anthony Dr.

Property For: **Sale**

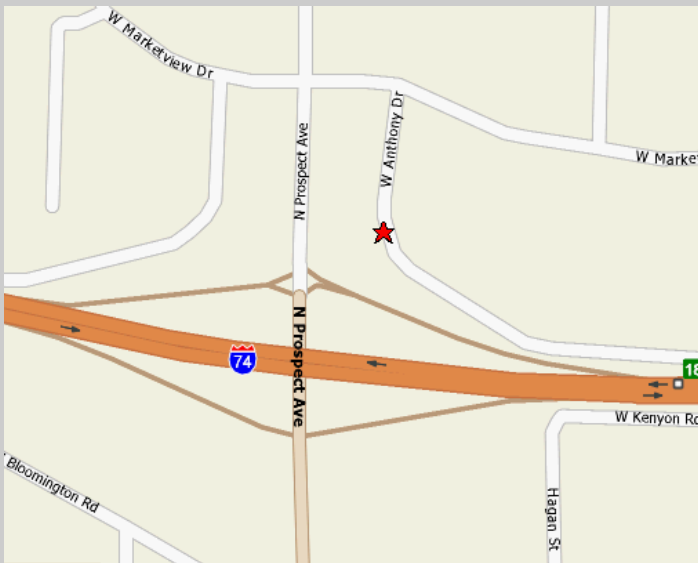


DESCRIPTION

Incredible Traffic Count!

Retail / Restaurant / Commercial

One of the most visible locations in Champaign County. Great site lines from North Prospect Avenue and I-74 with incredible traffic counts.



SPECIFICATIONS

Prospect Avenue at I-74

Lot Size: .814 AC

Building Size: 5,942 Sq. Ft.

Traffic Counts: Prospect: 31,000 cars / day
I-74: 47,200 cars / day

Zoned: CG—Commercial Industrial

PIN: 41-20-01-151-023

R.E. Tax: \$7,795.34

Price: \$1,250,000

MORE INFORMATION?

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