



**BURCH KISER
REAL ESTATE, LLC**

Champaign
807 N Mattis Ave.

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

Property and Business For: **Sale**



DESCRIPTION

SPECIFICATIONS

Business and Real Estate must be sold together

Attractive Commercial Building with great visibility, easy access, high traffic count, and ample parking.

Business has a diverse inventory of pet, hobby, and beer/wine making equipment.

Lot Size:	120' x 300' = 36,000 Sq. Ft.
Building Size:	6,000 Sq. Ft.
Traffic Count:	21,700 Cars per day
PIN:	41-20-10-278-006
RE Tax:	\$8,740.08
Zoned:	CG (Commercial General)
RE Price:	\$540,000
Business Price:	\$155,000* *assuming an inventory level of \$135,000



MORE INFORMATION?

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