



**Burch Kiser**

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

# Champaign

**911 W. Marketview Dr.**

Property For: **Sale/Build-to-Suit**



## DESCRIPTION

Located near the intersection of I-74 and Prospect Ave, adjacent to Sams, Rural King, Baytowne Shoppes, Baytowne Square, Lowes, Target, Meijers, and a variety of restaurants and various other national and local retailers.

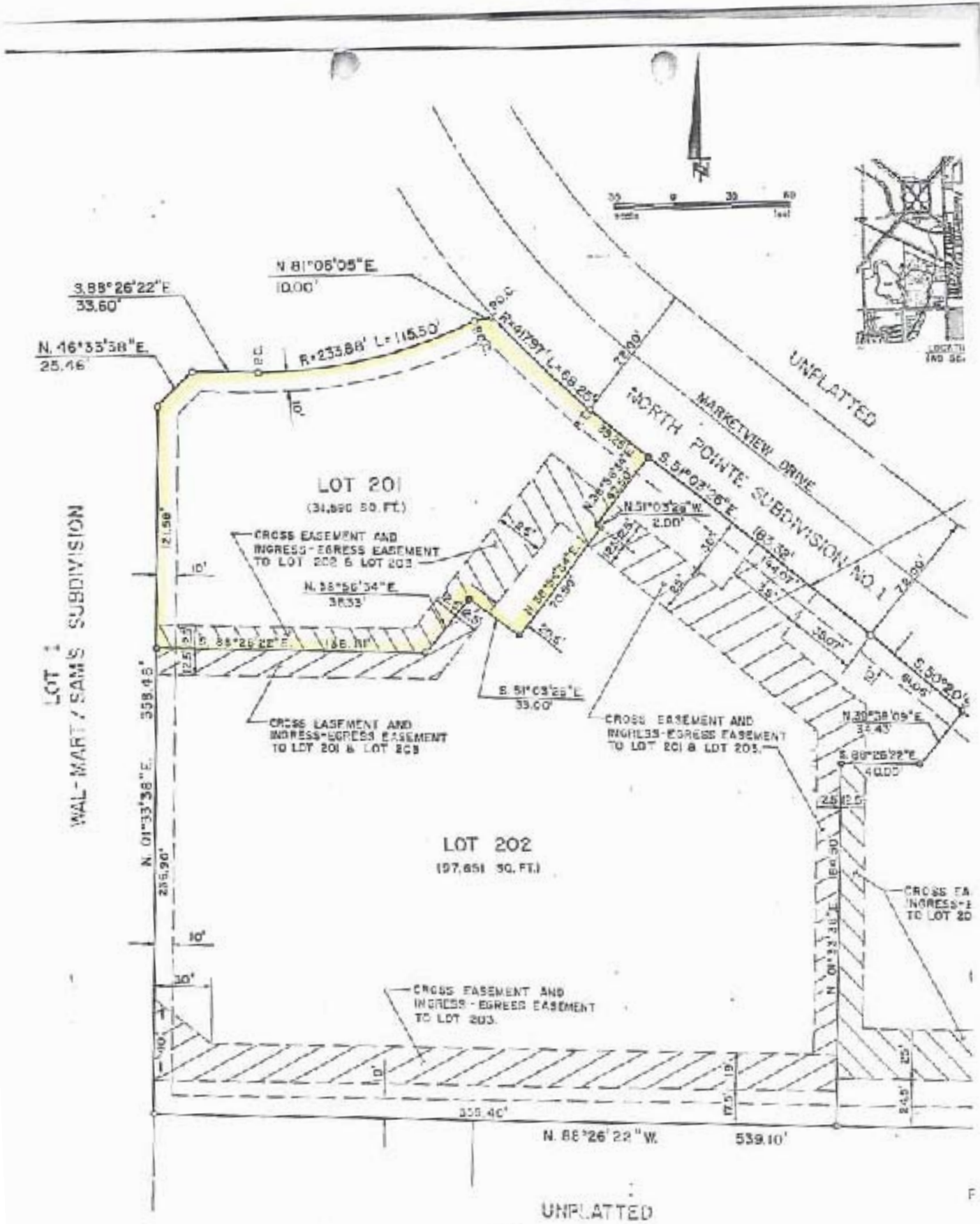


## SPECIFICATIONS

<b>Lot Size:</b>	31,590 sq.ft.
<b>Zoned:</b>	CG-Commercial General (City of Champaign)
<b>PIN:</b>	41-20-02-276-007
<b>RE Tax:</b>	\$7,743.94 (2009 payable 2010)
<b>Price:</b>	\$345,000

### 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.



LOT 1  
WAL-MART / SAMS SUBDIVISION

LOT 201  
(31,890 SQ. FT.)

LOT 202  
(197,851 SQ. FT.)

NORTH POINTE SUBDIVISION NO. 1  
MARKETVIEW DRIVE

UNPLATTD

UTILITY EASEMENTS	
DATE/UTILITY	NOTES
04-07-04	AS REQUESTED
02-09-78	AS REQUESTED

- NOTES:
1. PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO AN INTERSECTION AGREEMENT WITH THE CITY OF CHICAGO, AS ATTACHED.
  2. EXISTING RIGHT-OF-WAY FOR MARGINAL DRIVE AND ANTHONY DRIVE ARE SHOWN.