



**JAMES BURCH**

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

# Champaign

**703 N. Prospect Ave.**

Property For: **Sale**



## DESCRIPTION

### Great Neighborhood Bar

Owner of 17 years is wanting to retire. The business is open Mon.-Sat. 11 AM-11PM.

Seating: 40 people + up to 4 bartenders.

Property has been well maintained.

## SPECIFICATIONS

### Real Estate & Business

**Lot Size:** 82.95' x 100'

**Bldg. Size:** 1st Floor: 816 Sq. Ft.  
2nd Floor: 578 Sq. Ft.  
Basement Storage

**Good Parking, High Traffic Count,  
Easy Access.**

**PIN:** 41-20-11-282-011

**R.E. Taxes:** \$1,576.48 (2007 pay 2008)

**Price:** \$200,000

### 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.

