



# JAMES BURCH

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

# Savoy South Route 45

Property For: **Sale**



## DESCRIPTION

1.68 acres of commercial development ground located just south of the Savoy, IL Wal-Mart Super Center, and is just North of CMI Willard Airport. The property has easy access, great visibility, and high traffic count. It has lots of potential for retail or service businesses that need maximum exposure.

The property has access to sewer and all other utilities. A sewer tap fee will be required.



## SPECIFICATIONS

<b>Lot Size:</b>	1.68 Acres
<b>Improvements:</b>	Brick House
<b>Zoned:</b>	AG-2—Champaign County
<b>PIN:</b>	29-26-01-300-005
<b>Real Estate Tax:</b>	\$1886.66 (2004 pay 2005)
<b>Price:</b>	\$895,000



## MORE INFORMATION?

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