

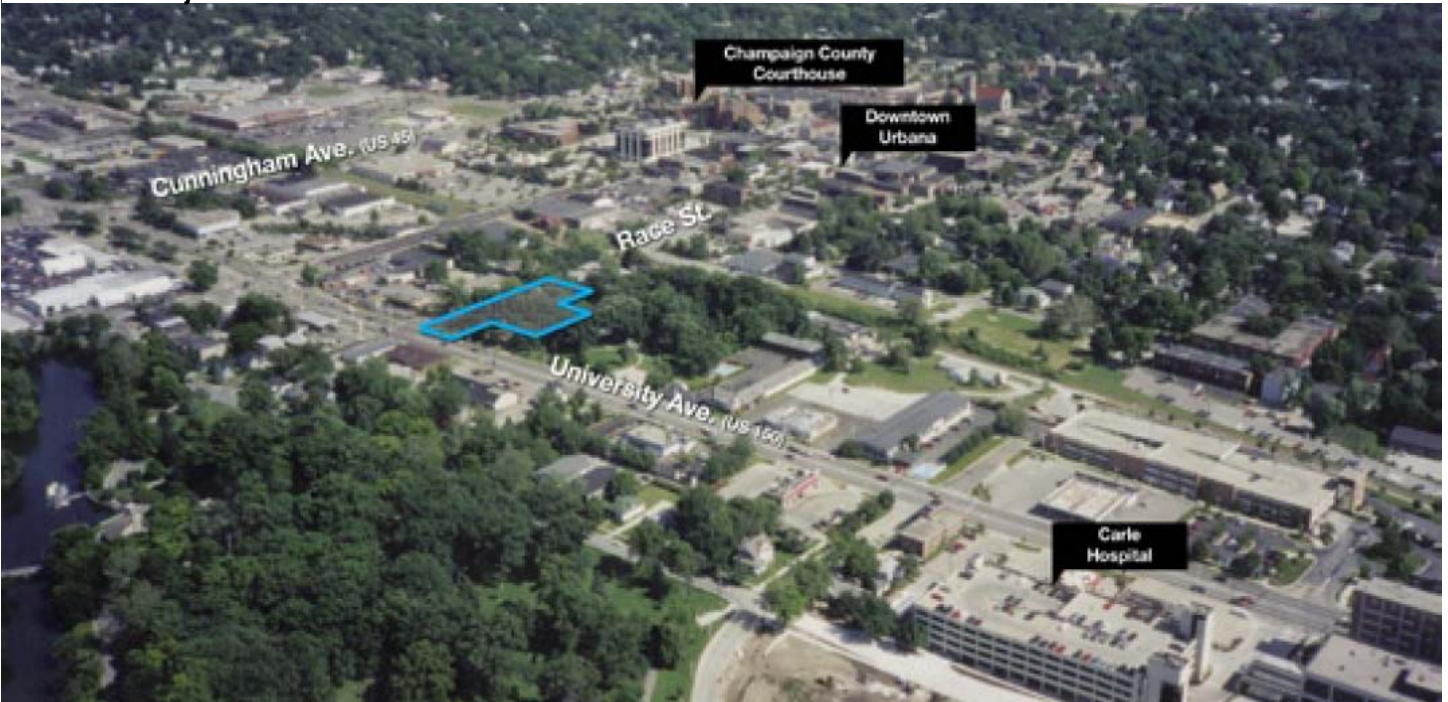


BURCH KISER REAL ESTATE, LLC

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

University Ave. & Race St.

Property For: **Sale**



DESCRIPTION

This property enjoys a high daily traffic count of 28,600, supported in part by its close proximity to Carle Hospital, downtown Urbana, Crystal Lake Park and the Route 45 & Interstate 74 interchange.

All parcels are vacant and ready for development.



SPECIFICATIONS

Total Size:	49,392 Sq. Ft.
Street Frontage:	University Ave 144' Race St 363'
Zoned:	B-3 (City of Urbana)
R.E. Taxes:	\$11,377 (2009 Pay 2010)
Sale Price:	\$950,000
PINs:	91-21-08-451-012 91-21-08-451-011 91-21-08-451-010 91-21-08-451-009 91-21-08-451-005 91-21-08-451-004 91-21-08-451-003 91-21-08-451-002

Will consider build to suit or trade.
Property is broker-owned.

MORE INFORMATION?

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



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