



**JAMES BURCH**

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

# University Ave. & Race St.

Property For: **Sale**



## DESCRIPTION

## SPECIFICATIONS

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.

<b>Total Size:</b>	43,552 Sq. Ft.
<b>Zoned:</b>	B-3 (City of Urbana)
<b>R.E. Taxes:</b>	\$7,394.04 (2006 Pay 2007)
<b>Sale Price:</b>	\$14.00 Per Sq. Ft.
<b>PINs:</b>	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

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**.

