

FOR SALE

\$350,000



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



GREAT INVESTMENT PROPERTY

2110 North Market St., Champaign, IL 61822

PROPERTY INFORMATION

100% LEASED

For Sale

BUILDING SF

7,891

SALE PRICE

\$350,000

ZONING

CI – Commercial Industrial

RE TAXES

\$7,977.00

TAX PIN

46-20-06-100-015

NOI

Actual Income - \$38,100

PROPERTY DESCRIPTION

100% Leased - This multi-tenant, single level building with common area restrooms has 5 spaces; Unit A with 1,900 SF, Unit B with 970 SF, Unit D with 970 SF, Unit E with 970 SF, and Unit F with 970 SF. All the units are nicely finished and most have windows extending from floor to ceiling. Decorative wood accents are throughout the interior. Mature landscaping surrounds the building and onsite parking is provided on the south side.

AREA DESCRIPTION

Located in the premier commercial district in northwest Champaign. Area offers highly intensive retail businesses, and easy access to Interstates 74 and 57. Just off of Interstate 74 frontage road. Nearby Market Place Mall creates even more activity in the area.



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**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

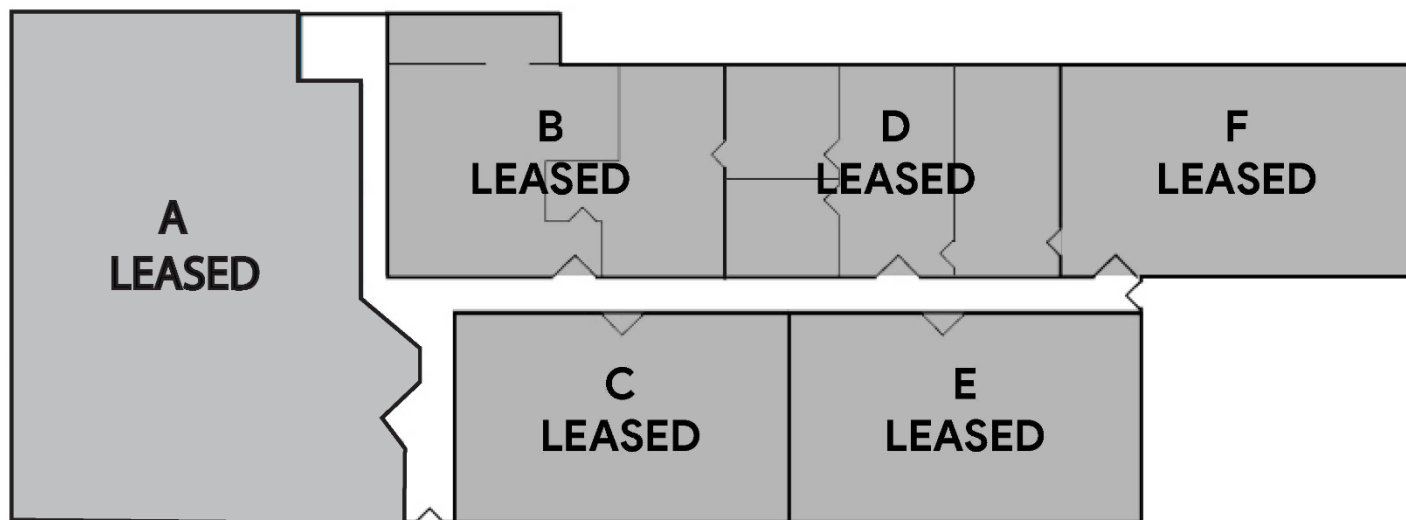
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FLOOR PLAN – 100% LEASED



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