

# FOR SALE/LEASE

\$300,000 / \$8.00 / SF / Gross



## GREAT INVESTMENT PROPERTY

2110 North Market St., Champaign, IL 61822

### PROPERTY INFORMATION

#### AVAILABLE SF

Unit A – 1,900 SF  
Unit F – 970 SF

#### BUILDING SF

7,891 SF

#### LEASE PRICE

\$8.00 / SF

#### LEASE TYPE

Gross

#### SALE PRICE

\$300,000

#### ZONING

CI – Commercial Industrial

#### RE TAXES

\$7,977.00

#### TAX PIN

46-20-06-100-015

#### NOI

Actual Income - \$21,200

#### NOI (100% OCCUPANCY)

Projected Income - \$39,200

### PROPERTY DESCRIPTION

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. Unit A and F are currently available. 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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**RETAIL**

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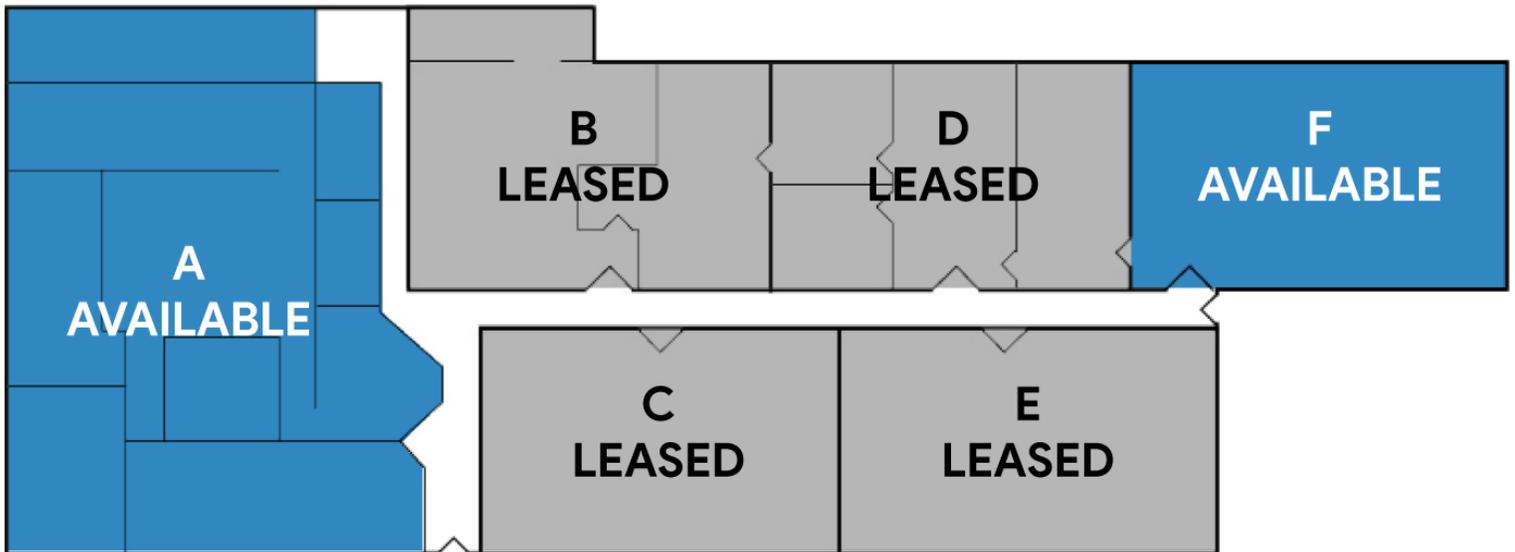
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## FLOOR PLAN



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