

**FOR SALE/LEASE****\$300,000 / \$8.00 / SF / Gross**
**COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY**
**GREAT INVESTMENT PROPERTY****2110 North Market St., Champaign, IL 61822****PROPERTY INFORMATION****AVAILABLE SF****Unit A – 1,900 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 is 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.



**Jay Sikorski**  
**217-352-7712**  
**jas@cbcdr.com**

**RETAIL****CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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

# FOR SALE/LEASE

\$300,000 / 8.00 / SF / Gross



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## FLOOR PLAN



**Jay Sikorski**  
217-352-7712  
jas@cbcdr.com



**RETAIL**

**CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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