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

LEASE PRICE

\$8.00 / SF

SALE PRICE

\$300,000

RE TAXES

\$7,977.00

NOI

Actual Income - \$21,200

BUILDING SF

7,891 SF

LEASE TYPE

Gross

ZONING

CI - Commercial Industrial

TAX PIN

46-20-06-100-015

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

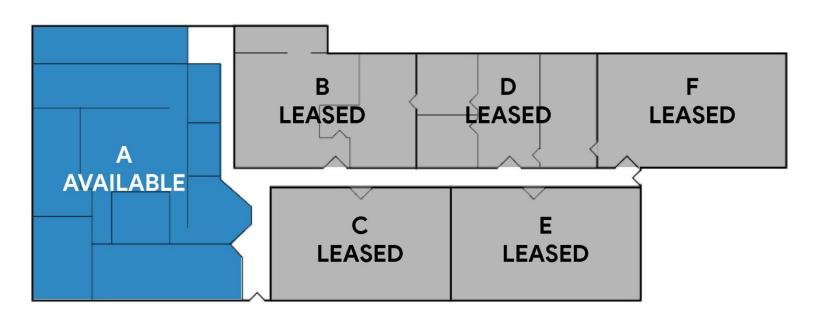


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FLOOR PLAN





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