

OFFICE BUILDING

2110 North Market St., Champaign, IL 61822

FOR SALE/LEASE



DEVONSHIRE REALTY



PROPERTY OVERVIEW

This natural urban style architecture makes this property quite unique. Property consists of six separately metered offices, all with windows and a great rental history. The facility has common restrooms used by all the suites as well as plenty of on-site parking for tenants. The roof has recently been replaced and all HVAC units have been updated as well. This property is income producing and is 75% leased. There are six suites that could be leased. Presently four offer a rented income of \$31,200 annually and when fully lease has a projected annual income of \$57,000. This property would be great an owner occupancy. There are currently two suites available for lease. Unit B totals to 920 SF and Unit A totals to 2,000 SF.

DETAILS

AVAILABLE SF:	920 SF & 2,000 SF
LEASE RATE:	\$720.00 & \$1,500.00
LEASE TYPE:	Gross
BUILDING SIZE:	7,891 SF
SALE PRICE:	\$540,000.00
ZONING:	CI – Commercial Industrial
RE TAXES:	\$13,831.82
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 has just completed a major expansion project, creating even more activity in the area.

FOR MORE DETAILS CONTACT:

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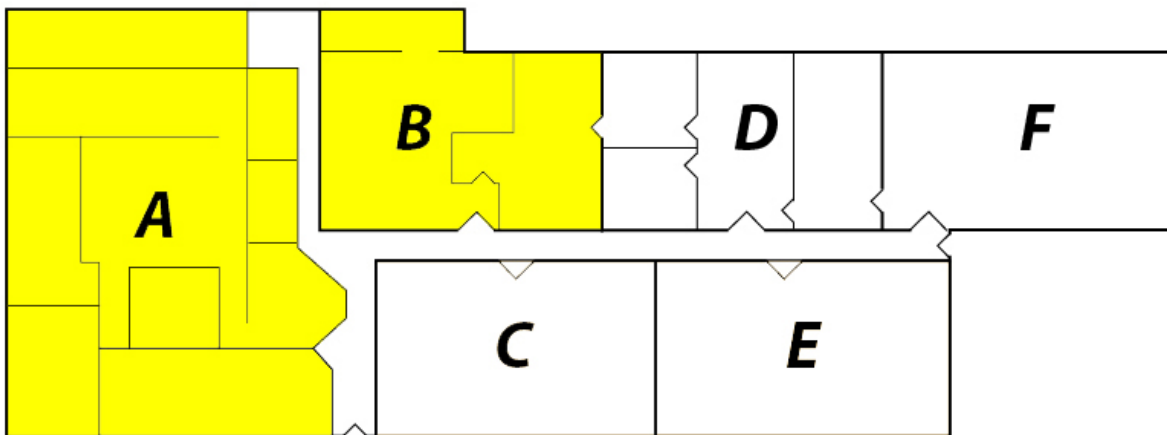
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