



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/RETAIL BUILDING

Sale Price: \$450,000 (Previously \$500,000)

Lease Price: \$6.00 / SF / NNN

SALE / LEASE



309 E. Neal Drive

Rantoul, IL 61866

10,070 SF

OFFICE/RETAIL

SALE PRICE

\$450,000

LEASE PRICE

\$6.00 / SF / NNN

BUILDING SIZE

10,070 SF

LOT SIZE

66,272 SF

TAX PIN

20-09-11-101-004

ZONING

C-2 General
Commercial

PROPERTY DESCRIPTION

The building is a single story concrete block building with EIFS, or stucco-type exterior with a rubber membrane roof. The building was constructed in 1953, and a 1,070 SF addition added on in 2008. The building was remodeled in 2005-2006 and has the following features: 100% ADA accessible, restrooms with showers, several offices, conference rooms, large open work areas, large lunch/kitchen area, production room with 9'x8' overhead door and 11' clear height for ceilings, building has full HVAC, and small server room. A new roof was placed in 2005 with an addition in 2008. Data/Internet - CAT5 + T1. The building does have an alarm system, but is not sprinkled. The building has 3-phase power and 400 amp service. The property would be ideal for a church or daycare. The parking lot to the north of the building is shared in-common with the neighboring church and all expenses are split 50/50.

AREA DESCRIPTION

This property is located in the Central Illinois Village of Rantoul in Champaign County, on the former Chanute Air Force Base. The surrounding area is a mixture of industrial, office, multi-family use. Rantoul borders Champaign-Urbana and has the third largest population in Champaign County. This property is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tristate area with Chicago located 120 miles north, Indianapolis 120 miles east and St. Louis 180 miles southwest. Champaign County is also home to the University of Illinois.



ZACH WETHERELL, CCIM

217-403-3374

zach.wetherell@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

