

OFFICE
RETAIL

FOR SALE / LEASE

\$950,000 & \$6.50 / SF NNN



303 E Fairlawn Dr. & 1106 South Vine St., Urbana, IL 61801

Property Information

AVAILABLE SF FOR LEASE

303 Fairlawn – 12,833 SF
1106 Vine – 3,798 SF
Total – 16,631 SF Total

LOT SIZE

1.36 AC

TAX PIN

93-21-17-429-001, 002, 003

ZONING

B-1 Neighborhood Business

AREA DESCRIPTION

Located directly across from Urbana Middle School and High School, the site is on the east block of Vine Street between East Fairlawn and Hollywood Drive. The subject is zoned B-1 Neighborhood Business and is roughly one-half mile southeast of downtown Urbana commercial district.

PROPERTY DESCRIPTION

The subject consists of two one-story office buildings situated on 3 parcels that total 1.36 acres. The east building (303 E. Fairlawn Dr.) is 12,833 SF made up of office and warehouse space. The west building (1106 S. Vine St.) is 3,798 SF and can accommodate retail and office uses.

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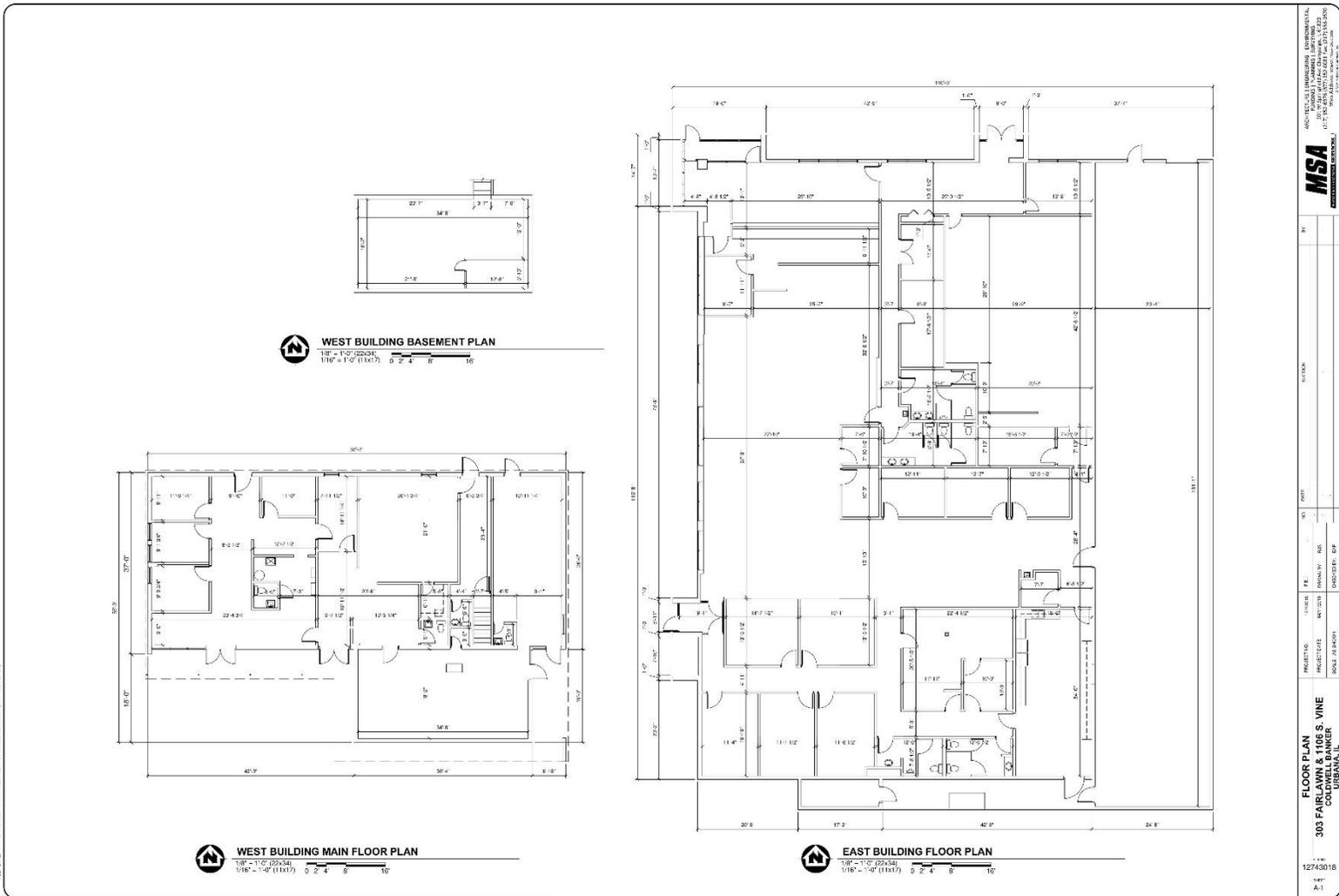
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Site Plan



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