

LAND

FOR SALE

\$395,000



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



MATTIS COMMERCIAL PARK

801 N. Mattis Ave., Champaign, IL 61821

Property Information

AVAILABLE SF FOR SALE

81,900

RE-TAXES

\$1559.44

TAX PIN

41-20-10-278-009

ZONING

CG - Commercial General

AREA DESCRIPTION

The commercial lot is located along Mattis Avenue and south of Bradley Avenue and has direct access off of Mattis Avenue. Kraft Food and Parkland College are the two main employers in the area. The site has easy access to Interstate 57 & 72.

PROPERTY DESCRIPTION

The site is the last remaining available lot in Mattis Commercial Park that is zoned commercial general, which allows for a wide variety of uses. The lot has 273' of frontage along Mattis Avenue and consists of 1.88 acres with all utilities to site. The site is improved with an access drive that is shared with the lot owners to the north and south, which have an easement to use.



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

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Aerial



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