

RETAIL

FOR SALE

\$1,300,000

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



510 N. Cunningham Ave., Urbana IL, 61802

Property Information

BUILDING SIZE

22,500 SF

AVAILABLE SF

22,500 SF

LOT SIZE

66,750 SF

RE TAXES

\$56,424.78

TAX ID

91-21-08-427-011

ZONING

CG – Commercial General

GROSS INCOME

\$281,000.00

NOI

\$145,944.08

PROPERTY DESCRIPTION

This single story 22,500 SF plus facility has 14 units all currently occupied, with plenty of onsite parking for valued customer. The tenant mixture is very culturized with two grocery store, ice cream parlor, wireless group, and video gambling at Ruby's. Excellent signage on University Avenue and Cunningham Avenue (RT45). Large lighted pylon sign.

AREA DESCRIPTION

Located on one of the busiest intersection in Urbana, this strip center is home to several businesses, restaurants, and grocieri stores to name a few. Close to U of I Campus and Downtown Urbana. Walgreen's is on the out lot of this project, in addition to the new OSF convenient office.



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