

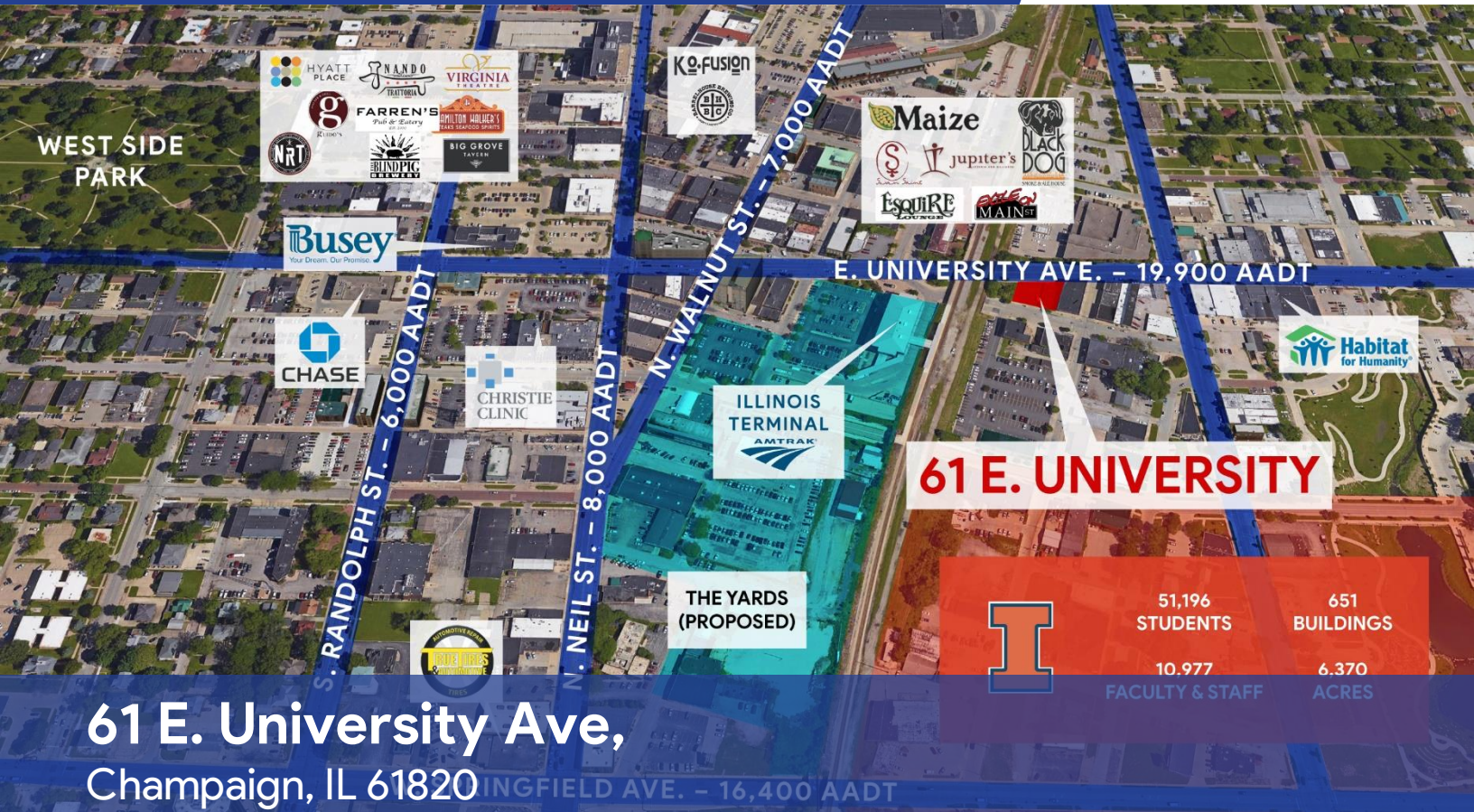
RETAIL  
LAND

FOR SALE

\$450,000



COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY



61 E. University Ave,  
Champaign, IL 61820

61 E. UNIVERSITY



51,196  
STUDENTS

651  
BUILDINGS

10,977  
FACULTY & STAFF

6.370  
ACRES

THE YARDS  
(PROPOSED)

## PROPERTY INFORMATION

### LOT SIZE

12,041 SF

### BUILDING SF

2,450 SF

### TAX ID

42-20-12-487-001

### ZONING

CB1 - Central Business Urban Fringe

### RE TAXES

\$5,958.06

## AREA DESCRIPTION

The property is located just east of downtown Champaign and is adjacent to the Illinois Terminal (multimodal transit hub) & Champaign Police Department on University Ave.

## PROPERTY DESCRIPTION

Subject property was the long term home to the Thrifty Nickle advertisement periodical. Given the proximity to Downtown Champaign and the potential "The Yards" development which has proposed 175 room hotel, convention space for up to 1,000, 100+ apartments, and a 5,000 seat multipurpose arena that could house D1 Hockey. Currently the site is .28 acres and has a 2,450 SF leased (flexible terms) building as well as additional billboard income.



AJ Thoma III, CCIM  
217-403-3425  
ajt@cbcdr.com



RETAIL



LAND

**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



RETAIL  
LAND

**FOR SALE**  
**\$450,000**

**COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY**

## PHOTOS



**AJ Thoma III, CCIM**  
217-403-3425  
ajt@cbcdr.com



**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.