

# FRATERNITY / SORORITY HOUSE FOR LEASE



1110 S Second Street  
Champaign, IL



COLDWELL BANKER  
COMMERCIAL

DEVONSHIRE  
REALTY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# THE OFFERING

Lease Price	Negotiable NNN
Building Size	+/- 10,000 SF
Lot Size	+/- 14,472 SF
Year Built / Renovated	1928 / 2009
Bedrooms (Capacity)	20 (36)
Real Estate Taxes	\$34,549.54 (2022)
Sprinkled	Yes
Heated / Cooled	Yes
Elevator	Yes
Zoning	MFUniv – Multifamily University Neighborhood
PIN	46-21-18-302-005

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease an incredible fraternity / sorority house on the University of Illinois at Urbana-Champaign campus at 1110 S Second Street, Champaign, IL (the "Property"). The Property is a historic Greek house built in 1928 in the French Eclectic design that has key architectural features including a stucco and limestone exterior, a stair tower, casement windows, and a hip roof with flared eaves. The Property was remodeled in 2009 and is heated and cooled, sprinkled throughout and features elevator access to all floors, and has three staircases for additional ingress and egress.

This three-story house has 20 individual bedrooms with capacity for 36, with 12 bedrooms and a large restroom on the second floor and 8 bedrooms and a large restroom on the third floor. The basement features a large kitchen and dining/chapter room, laundry, study lounge, and exercise room, while the first floor is configured with two large living rooms, library, study room, recreation room, and restroom. The property will be provided partially furnished and a full FF&E list is available upon request.

The Property is prominently located along Second Street between Armory Avenue and Gregory Drive, just west/southwest of the Illini Union, Main Quad and the greater University of Illinois campus. The property is within easy walking distance to academic buildings, Memorial Stadium, and the Armory, and surrounded by numerous fraternities and sororities.

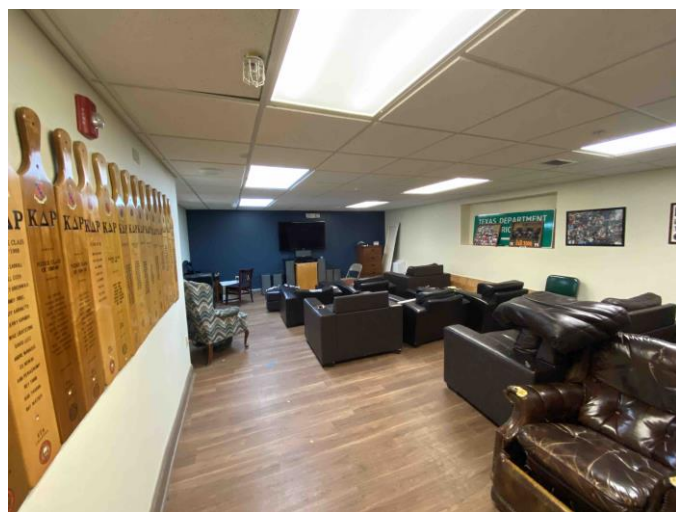
# PROPERTY PHOTOS



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# PROPERTY PHOTOS



Study Lounge



Living Room



Library



Laundry Room



Bedroom Corridor

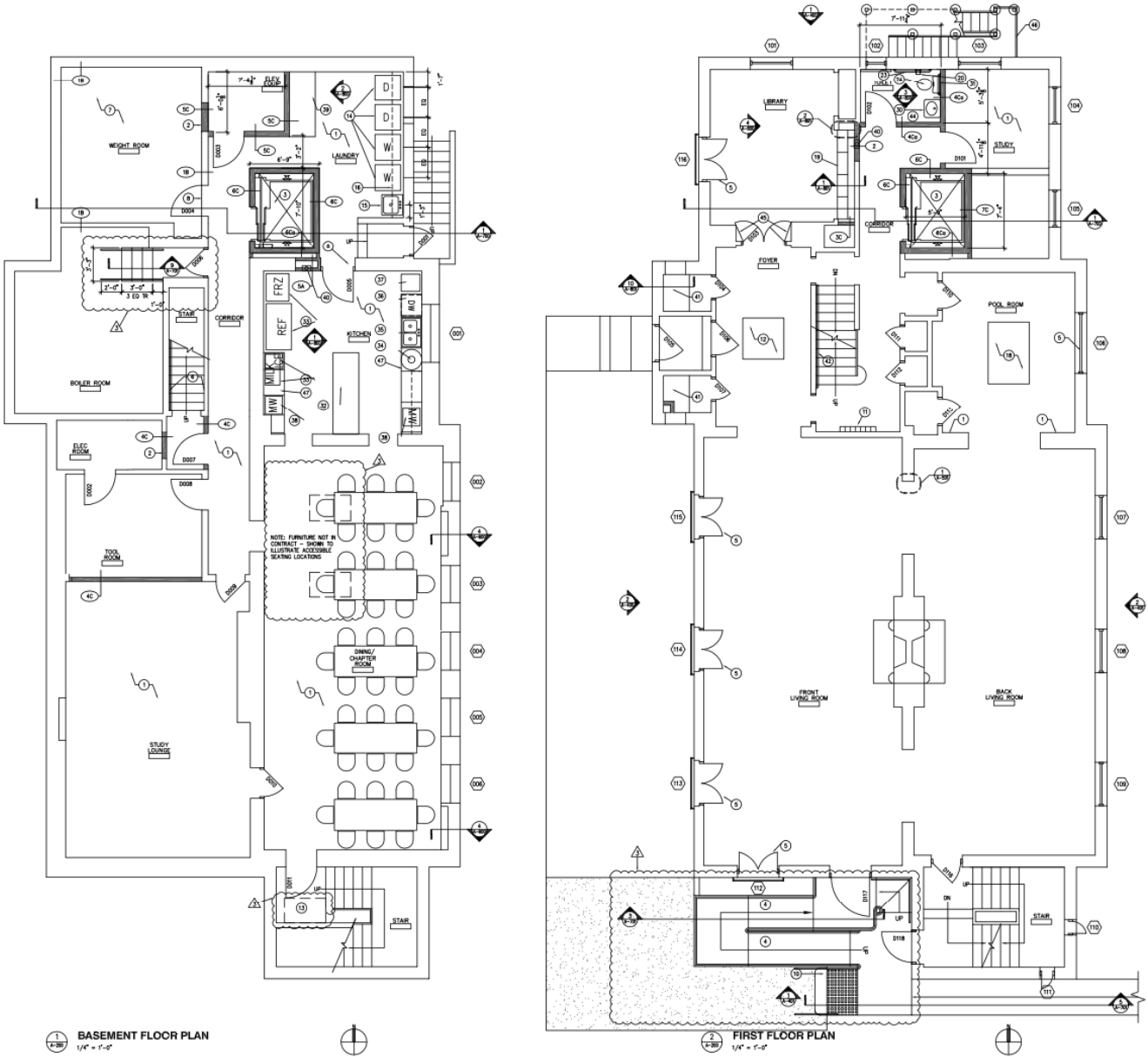


Kitchen

# AERIAL

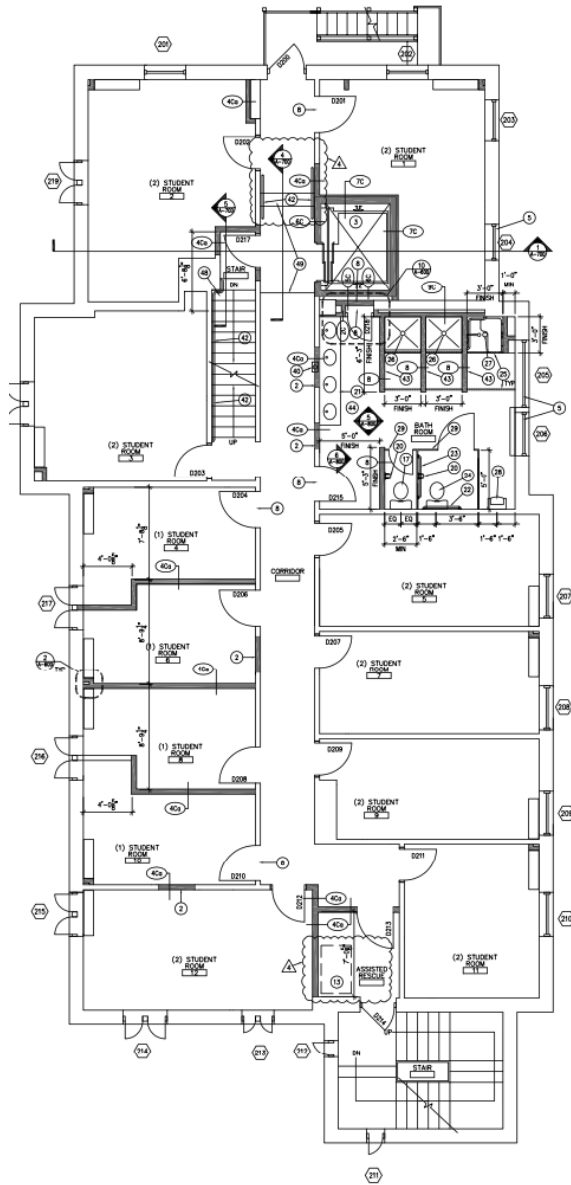


# BUILDING PLAN

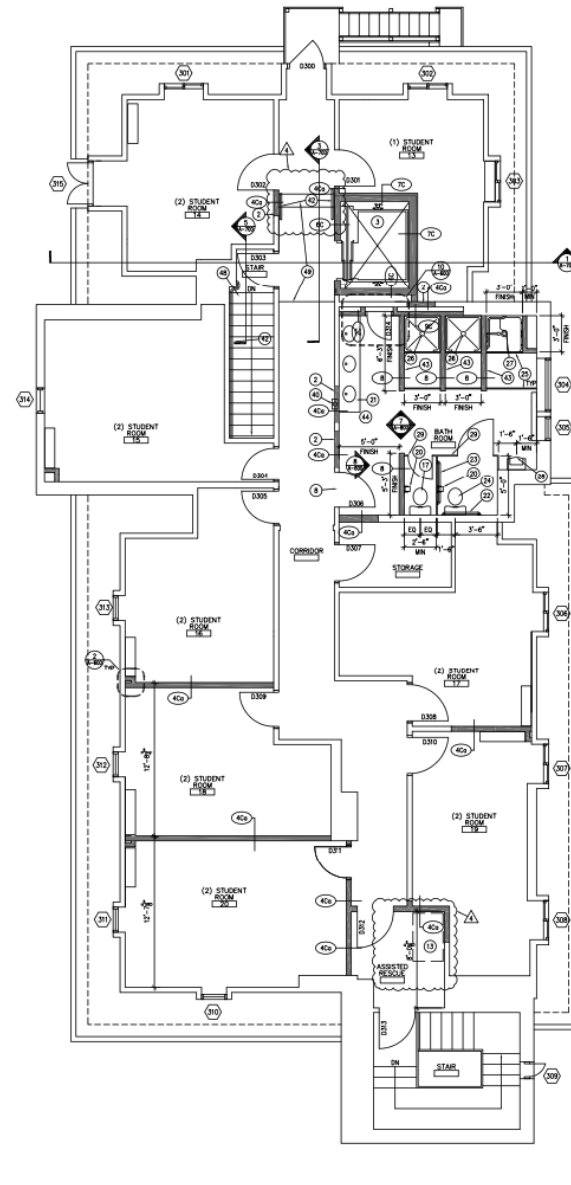


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# BUILDING PLAN



1 SECOND FLOOR PLAN  
1/4" = 1'-0"



2 THIRD FLOOR PLAN  
1/4" = 1'-0"

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# CONTACT INFORMATION



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