



2312 W SPRINGFIELD AVENUE

Champaign, IL 61821

3,200 SF

RETAIL

RESTAURANT

SALE PRICE

\$550,000

AVAILABLE SPACE

3,200 SF

TAX PIN

41-20-10-451-009
41-20-10-451-010

REAL ESTATE TAX

\$17,798.80

LEASE PRICE

\$13.00 / SF / NNN

LOT SIZE

30,033 SF

ZONING

CG – COMMERCIAL
GENERAL

PARKING

50 SPACES

PROPERTY DESCRIPTION

2312 W Springfield Avenue is a +/- 3,200 SF restaurant that sits on approximately 0.69 acres at the northeast corner of Springfield Avenue and Kenwood Drive. The building benefits greatly from an extensive amount of furniture, fixtures and equipment, including 19 four-person booths, 2 eight-person tables with chairs, 12' hood with Ansul system, walk-in cooler and freezer, 22' bar, horizontal bottle cooler, True three-door and two-door cold/prep table, Duke five-bin portable food warmer, Star Max four-burner gas range/hot plate, Pitco gas fryer, three-burner wok, three-compartment sink, dishwashing station, various racking & shelving, and much more (see full FF&E List). The property also features a waiting area, mens and womens restrooms, office, a large dining area with seating for 100, large kitchen and a parking field for 50 vehicles. The building received a new roof in 2012 and has signage opportunities on multiple sides of the building.

AREA DESCRIPTION

The subject property is ideally located at a lighted intersection on the northeast corner of Springfield Avenue and Kenwood Drive. Springfield Avenue is a major east-west corridor through the market and provides for easy accessibility to Interstate 72, Mattis Avenue and greater Champaign-Urbana.



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**COLDWELL
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DEVONSHIRE REALTY

FREESTANDING RESTAURANT

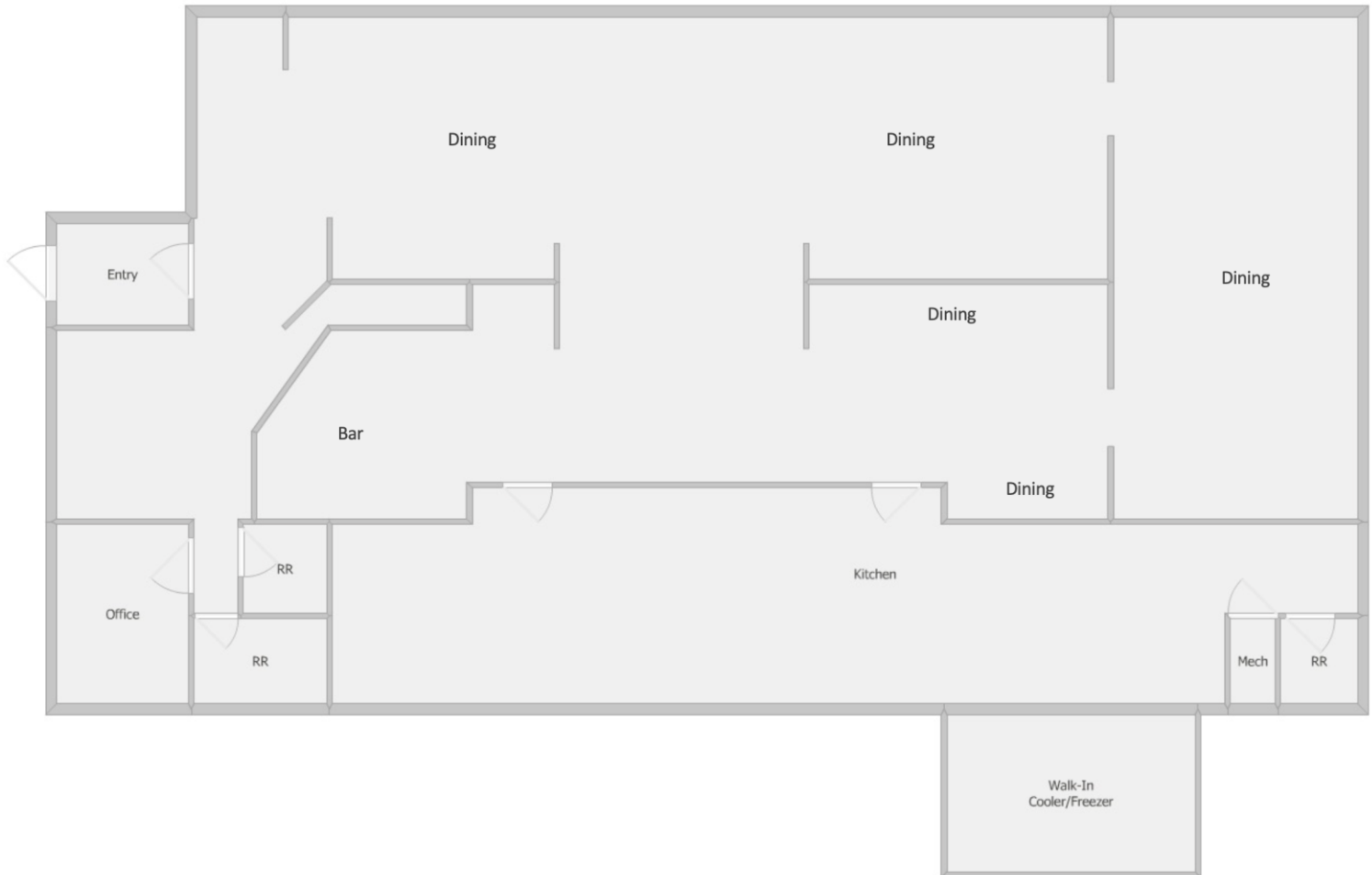
\$550,000 OR \$13.00 / SF / NNN



RETAIL

SALE/LEASE

FLOOR PLAN



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**COLDWELL BANKER COMMERCIAL
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