



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# FREESTANDING BUILDING FOR SALE

\$510,000.00



FOR SALE

## 1202 N PROSPECT AVENUE

CHAMPAIGN, IL 61820

3,772 SF

RETAIL

### SALE PRICE

\$510,000.00

### LOT SIZE

11,287 SF

### YEAR BUILT

1958

### REAL ESTATE TAX

\$7,644.44

### BUILDING SIZE

3,772 SF

### AVAILABLE SPACE

3,772 SF

### TAX PIN

41-20-01-353-001

### ZONING

CG

## PROPERTY DESCRIPTION

1202 N Prospect Avenue is a +/- 3,772 SF freestanding building that sits on an approximately 11,287 SF lot at the northeast corner of Prospect Avenue and Bradley Avenue. The building benefits greatly from high traffic counts and great visibility, and can be accessed from both Prospect Avenue and Bradley Avenue. The main entrance opens to a retail showroom and the building features two restrooms, a breakroom/backroom, storage area, and two warehouse sections. The warehouse can be accessed from the exterior via an overhead door on the east side of the building and has heat only, while the rest of the building has heating and cooling. The entire building is sprinkled and has 3 phase delta high leg power. Property was previously a gas station from approximately late-1950's - 1970's.

Co-listed with Cushman & Wakefield

## AREA DESCRIPTION

The subject property is ideally located at a lighted intersection on the northeast corner of Prospect Avenue and Bradley Avenue. Prospect Avenue is a major north-south corridor through the market and provides for easy accessibility to Interstate 74 and the North Prospect retail corridor. Nearby businesses include Car-X, Domino's, Captain D's, Dunkin Donuts, Jiffy Lube, Walgreens, Home Depot, and many more.



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201 W Springfield Ave. 11th Floor  
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## Floor Plan



Floor plan is not to scale and is for informational purposes only and should not be relied upon for architectural or construction purposes.



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## Aerial



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