



1202 N. Prospect Ave.,

Champaign, IL 61820

3,772 SF

RETAIL

SALE PRICE

\$510,000.00

LOT SIZE

12,000 SF

TAX PIN

41-20-01-353-001

REAL ESTATE TAX

\$7,644.44

BUILDING SIZE

3,772 SF

YEAR BUILT

1958

ZONING

CG

PROPERTY DESCRIPTION

1202 N Prospect Avenue is a +/- 3,772 SF freestanding building that sits on an approximately 12,000 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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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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