



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Highly Visible Retail Space, Champaign

\$14.00 / SF / NNN
SALE PRICE \$550,000



FOR SALE / LEASE

1401 S. State Street, Suite B

Champaign, IL 61820

2,000 SF

OFFICE

RETAIL

LEASE PRICE

\$14.00 SF / NNN

LOT SIZE

14,338 SF

BUILDING SIZE

3,384 SF

AVAILABLE SPACE

SUITE B: 2,000 SF

SALE PRICE

\$550,000.00

TAX PIN

43-20-13-455-006

ZONING

CG

R.E TAXES

\$12,356.75

PROPERTY DESCRIPTION

This inline unit offers flexible floor plan, great street visibility and on site parking. Break room and conference room. One suite is currently available. For sale or lease ownership.

Suite A – LEASED LONG TERM

Suite B: 2,000 SF

AREA DESCRIPTION

Duplex is excellent location close to University of Illinois and parks with plenty of on site parking.



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2020 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.



\$14.00 / SF / NNN
SALE PRICE \$550,000

SALE OR LEASE

FLOOR PLAN



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2020 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.