



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT INVESTMENT OPPORTUNITY! OFFICE/RETAIL SPACE

SALE PRICE: \$2,700,000



FOR SALE

1807 W. BRADLEY AVENUE

Champaign, IL 61821

10,105 SF

RETAIL

OFFICE

SALE PRICE

BUILDING SIZE

\$2,700,000

10,105 SF

LOT SIZE ACRES

LOT SIZE SF

1.04 AC

43,386.68

NOI

REAL ESTATE TAXES

\$158,502

\$27,949.60

YEAR BUILT

ZONING

2019

CG - Commercial General

TAX ID NUMBER

RENT ROLL AVAILABLE

41-20-10-225-003

PROPERTY DESCRIPTION

Great Investment Opportunity – 100% Occupancy!

Four inline units currently being occupied by the Armed Forces Career Center with 4,605 SF; Master Nails Salon with 1,650 SF; Ladies First Beauty Supply with 1,650 SF and Joe's Liquor Store with 2,200 SF. Each unit has a flexible floor plan. The site has great street visibility and offers 34 spaces for on-site parking.

Traffic Counts:

Mattis Ave: 17,800 CPD

W. Bradley: 15,800 CPD

AREA DESCRIPTION

Across from Parkland College. Area businesses include Kraft Foods and several office, retail, and light industrial business at the Mattis Commercial Park. Easy access with interstates nearby.



JAY SIKORSKI

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AERIAL



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