



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT INVESTMENT OPPORTUNITY! STAND ALONE RETAIL/OFFICE SPACE

SALE PRICE: \$1,300,000



FOR SALE

1005 W. BLOOMINGTON RD

Champaign, IL 61821

PROPERTY DESCRIPTION

Great Investment Opportunity – 100% Occupancy!

Three inline units currently being occupied by the World Finance with 1,450 SF; Boost Mobile with 1,500 SF; and Star Fox Liquor with 1,500 SF. Each unit has a flexible floor plan. The site has great visibility from Bloomington Rd. On site parking is available with a pylon sign located on site.

Traffic Counts:

W. Bloomington Rd. – 12,100 CPD

N. Prospect Ave. – 21,600 CPD

AREA DESCRIPTION

Subject property is located in North Champaign, surrounded by a neighborhood to the south and Interstate I-74 to the North. Close in proximity to the North Prospect retail corridor, this site offers all the advantages that a retail site needs.

4,350 SF

RETAIL

OFFICE

SALE PRICE

\$1,300,000

BUILDING SIZE

4,350 SF

LOT SIZE ACRES

0.44 AC

LOT SIZE SF

19,272.65

NOI

\$74,250

REAL ESTATE TAXES

\$13,568.80

YEAR BUILT

2013

ZONING

CG - Commercial General

TAX ID NUMBER

41-20-10-427-004

RENT ROLL AVAILABLE



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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT INVESTMENT OPPORTUNITY! STAND ALONE RETAIL/OFFICE SPACE

SALE PRICE: \$1,300,000

FOR SALE

AERIAL



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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22