



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GREAT INVESTMENT OPPORTUNITY! STAND ALONE RETAIL/OFFICE SPACE

SALE PRICE: \$1,300,000

FOR SALE



1005 W. Bloomington Road

Champaign, IL 61821

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

2007

ZONING

CG - Commercial General

TAX ID NUMBER

41-20-10-427-004

RENT ROLL AVAILABLE

PROPERTY DESCRIPTION

Great Investment Opportunity – 100% Occupancy!

Three inline units currently being occupied by the World Finance with 1,450 SF; Boost Mobile with 1,400 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. Roof is 15 years old.

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.



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