



**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

**10,00 SF**

**RETAIL**

**OFFICE**

**SALE PRICE**

\$2,700,000

**BUILDING SIZE**

10,000 SF

**LOT SIZE ACRES**

1.04 AC

**LOT SIZE SF**

43,386.68

**NOI**

\$158,502

**REAL ESTATE TAXES**

\$27,949.60

**YEAR BUILT**

2019

**ZONING**

CG - Commercial General

**TAX ID NUMBER**

41-20-10-225-003

**RENT ROLL AVAILABLE**

### 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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