



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# GREAT INVESTMENT OPPORTUNITY! CARRIAGE CENTER RETAIL SPACE

SALE PRICE: \$3,050,000



FOR SALE

## 2017 S. NEIL STREET

Champaign, IL 61820

**9,200 SF**

**RETAIL**

**OFFICE**

### SALE PRICE

\$3,050,000

### BUILDING SIZE

9,200 SF

### LOT SIZE ACRES

1.26 AC

### LOT SIZE SF

55,022

### NOI

\$183,090

### REAL ESTATE TAXES

\$48,766.94

### YEAR BUILT

2015

### ZONING

CG - Commercial General

### TAX ID NUMBER

41-20-24-251-021

### RENT ROLL AVAILABLE

## PROPERTY DESCRIPTION

### Great Investment Opportunity!

This property is 9,200 SF retail building built in 2015. Property is best suited for retail/office use as it is located in Carriage Center. Finished out open floor plan with open ceilings, large windows, storage and is an end cap of the building. Plenty of parking on site in front of the space.

## AREA DESCRIPTION

This development consists of 17 acres anchored by Harvest Market upscale grocery store, to include Ace Hardware, Home2 Suites by Hilton, Moki Sushi, Moe's Southwest Grill, Slim Chickens, Orangetheory Fitness, AT&T, Starbucks, Rainstorm Car Wash and Aspen Tap House. Carriage Center is adjacent to Corporate Centre, a 650,000 SF office campus. Just west is the U of I Research Park with a 623,000 SF office park, plus the 45,000 students and 10,000 university faculty and staff.



**JAY SIKORSKI**

217-352-7712

[jas@cbcdr.com](mailto:jas@cbcdr.com)

[cbcdr.com](http://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 Realty 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



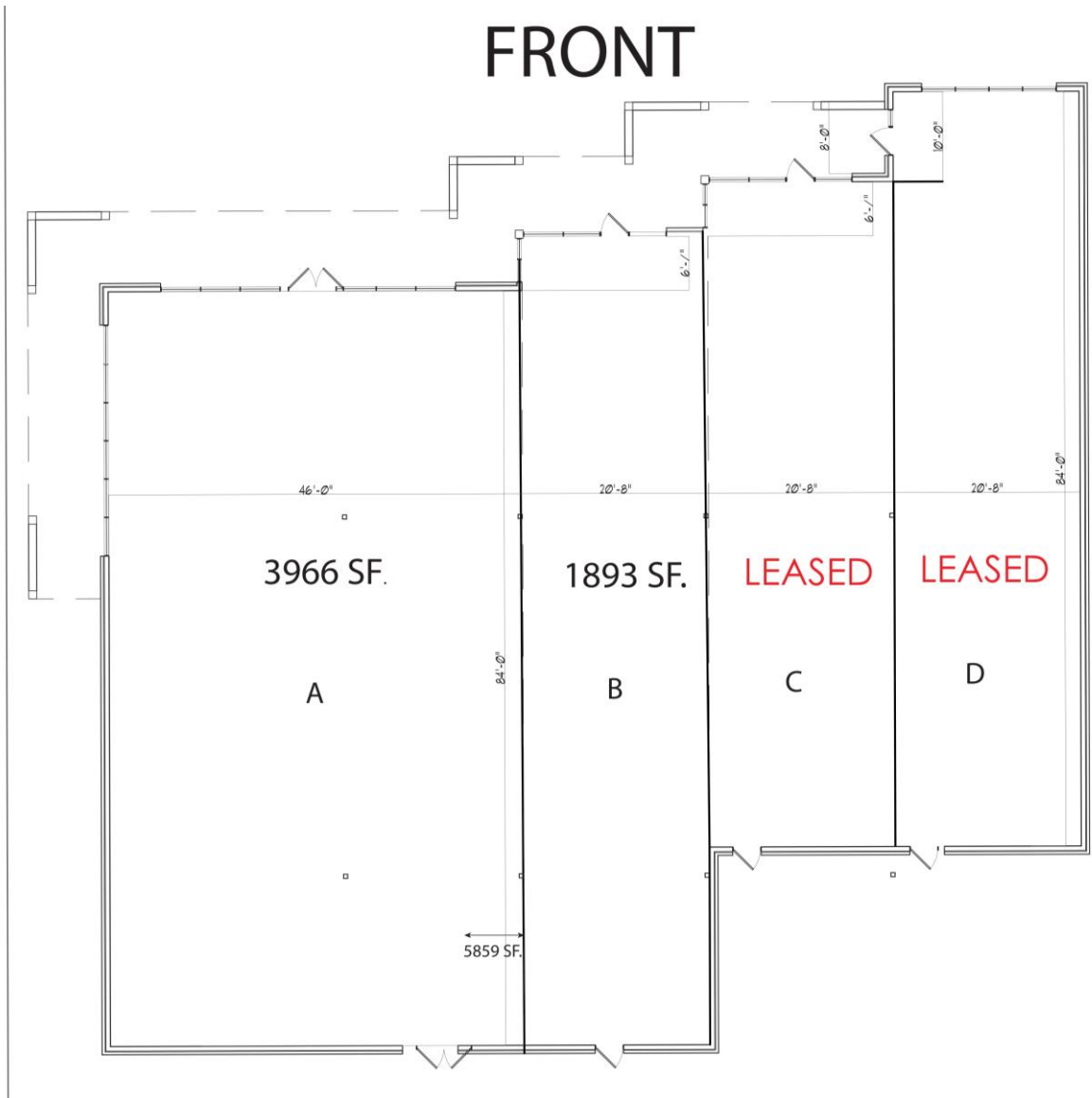
COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY

# GREAT INVESTMENT OPPORTUNITY! CARRIAGE CENTER RETAIL SPACE

SALE PRICE: \$3,050,000

FOR SALE

## FLOOR PLAN



JAY SIKORSKI  
217-352-7712  
[jas@cbcdr.com](mailto: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 Realty 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! CARRIAGE CENTER RETAIL SPACE

SALE PRICE: \$3,050,000

FOR SALE

## AERIAL



**JAY SIKORSKI**  
217-352-7712  
[jas@cbcdr.com](mailto:jas@cbcdr.com)  
[cbcdr.com](http://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 Realty 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