

RETAIL/OFFICE LOT FOR SALE



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

**4202 Nicklaus Drive
Champaign, IL 61822**



AJ THOMA III, CCIM, SIOR

217.403.3425

ajt@cbcdr.com

RETAIL/OFFICE LOT FOR SALE



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PROPERTY OVERVIEW

Subject property is a 1.92 acre, shovel ready, corner lot in Legends Commercial Park in Southwest Champaign. The lot features 295' of frontage on Staley Rd and is zoned CN – Commercial Neighborhood. All utilities are to site.

Legends Commercial Park is located in Southwest Champaign adjacent to the new Carle at the Fields development (210 Acre development with numerous medical office buildings (2,000 Employees), restaurants, and retail shops). The development features an executive par 3 golf course, Little Legends Daycare, CU Pediatric Dental Group, Fisher National Bank, and the Landing at Legends (a new 214 Unit, 55 and above community).

PROPERTY INFORMATION

Address	4202 Nicklaus Dr. Champaign, IL 61822
Sale Price	\$775,000
Lot Size	1.92 Ac
Tax Pin	46-20-29-402-005
Zoning	CN, Commercial Neighborhood
RE Tax	\$20,032.78-2021



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CONTACT



AJ THOMA III, CCIM, SIOR
Senior Vice President
Commercial Brokerage
217.403.3425
ajt@cbcdr.com



INVESTMENT HIGHLIGHTS

- Corner Lot
- Ready for Development
- Close Proximity I-57
- All Utilities to Site