



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1006 N. Cunningham Avenue

SALE PRICE: \$600,000



FOR SALE

1006 N. Cunningham Avenue

Champaign, IL 61820

PROPERTY DESCRIPTION

The subject property was constructed in 1982 with a combination of brick and masonry block exterior. The roof is a rubber membrane roof with an asphalt shingle façade above the brick on the south and west sides of the building. The building is a total of 6,000 SF and is currently configured for a single tenant. The building has an open layout with one kitchenette in the middle. The building was originally designed to accommodate three – 2,000 SF tenants (each unit having its own electric, water, furnace, AC, and restrooms). The building measures 50'x120'. There is one overhead door located on the west side of the building. There are a total of roughly 18 parking spaces, and the parking lot is a combination of concrete and asphalt. The property has access from both Cunningham Avenue and Kerr Avenue, and located at a lighted intersection.

AREA DESCRIPTION

Subject property is located on the northeast corner of north Cunningham Avenue and Kerr Avenue between Blossom Basket and PDR Automotive. The property has easy interstate access to I-74 and located less than a mile north of downtown Urbana. Property is surrounded by retail. Cunningham Avenue is one of the main arterial roads leading to Carle Foundation Hospital and OSF Hospital.

6,000 SF

OFFICE

SALE PRICE

\$600,000

LOT SIZE ACRES

0.64 AC

BUILDING SIZE

6,000 SF

LOT SIZE SQFT

28,000 SF

TAX PIN

91-21-08-279-010

ZONING

B-3 General Business
District

LOT DEMINSONS

115x171
+/- 178x58x81x165

RE TAXES

\$19,804.32



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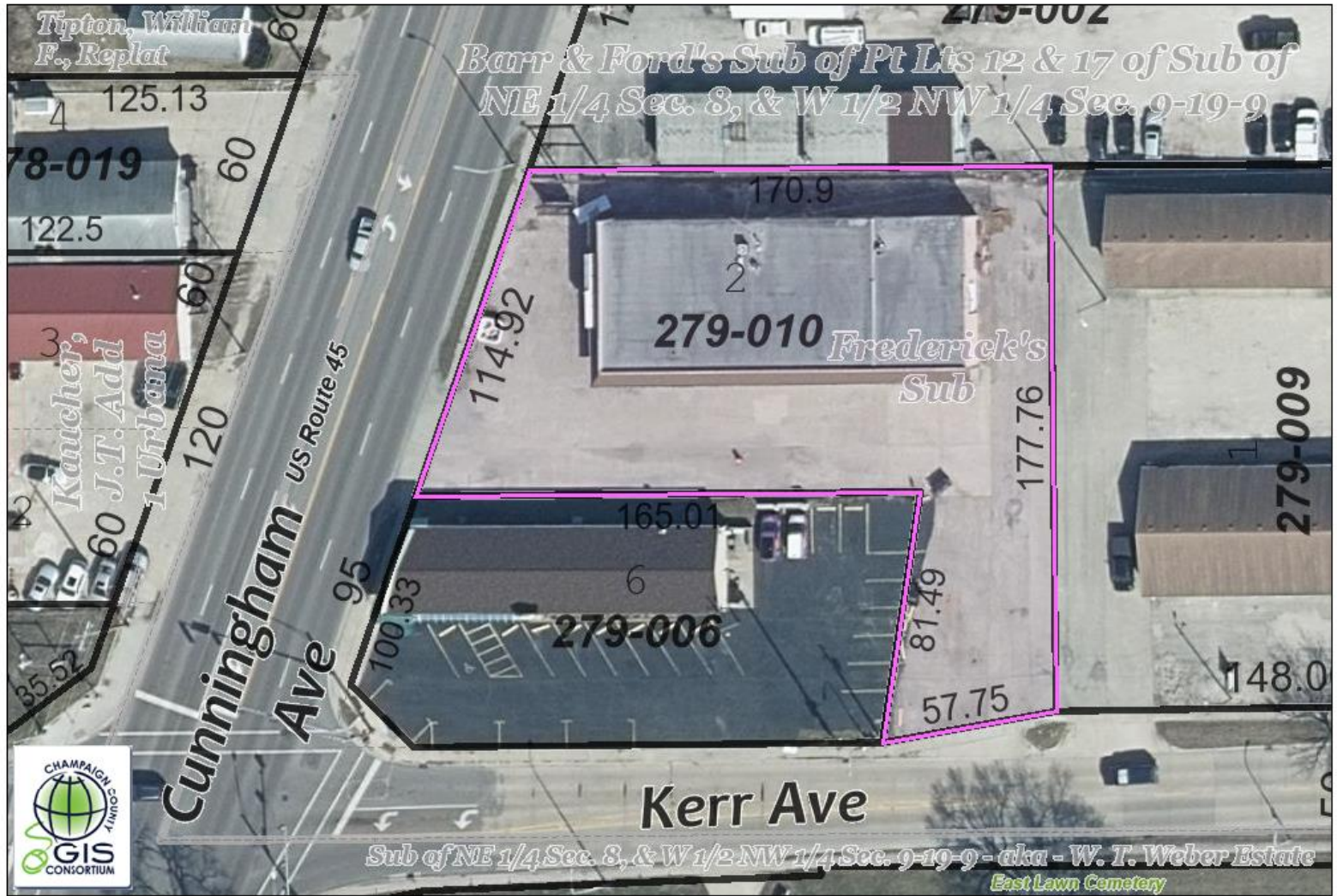
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GIS AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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Date: Wednesday, March 15, 2023



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