



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1.22 Acres in the City of Urbana

SALE PRICE: \$175,000



FOR SALE

2410 N. Cunningham Avenue

Urbana, IL 61802

1.22 AC

LAND

SALE PRICE

\$175,000

LOT SIZE

1.22 Acres

TAX PINS

91-21-04-201-017
91-21-04-201-036

ZONING

B3 (City)

PROPERTY DESCRIPTION

A 1.22 acre tract of land with good visibility-fronting Napleton Way, Vance Road and Rt 45. Great opportunity to expand your business on this commercial lot, located on the North side of Urbana. Utilities to site include electric, gas, sanitary sewer and water.

AREA DESCRIPTION

Property is located along Route 45/North Cunningham Ave, just north of Interstate 74. The area has Ohana Pools and Spas on the NE corridor along with Napleton Auto Park, Blain's Farm & Fleet and Soccer Planet on the NW corridor, many retailers, office users, restaurants, and hotels within close proximity including Cracker Barrel Old Country Store, Eastland Suites Hotel and Conference Center.



RICHARD HARRINGTON

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
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217-352-7712

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AERIAL PHOTO



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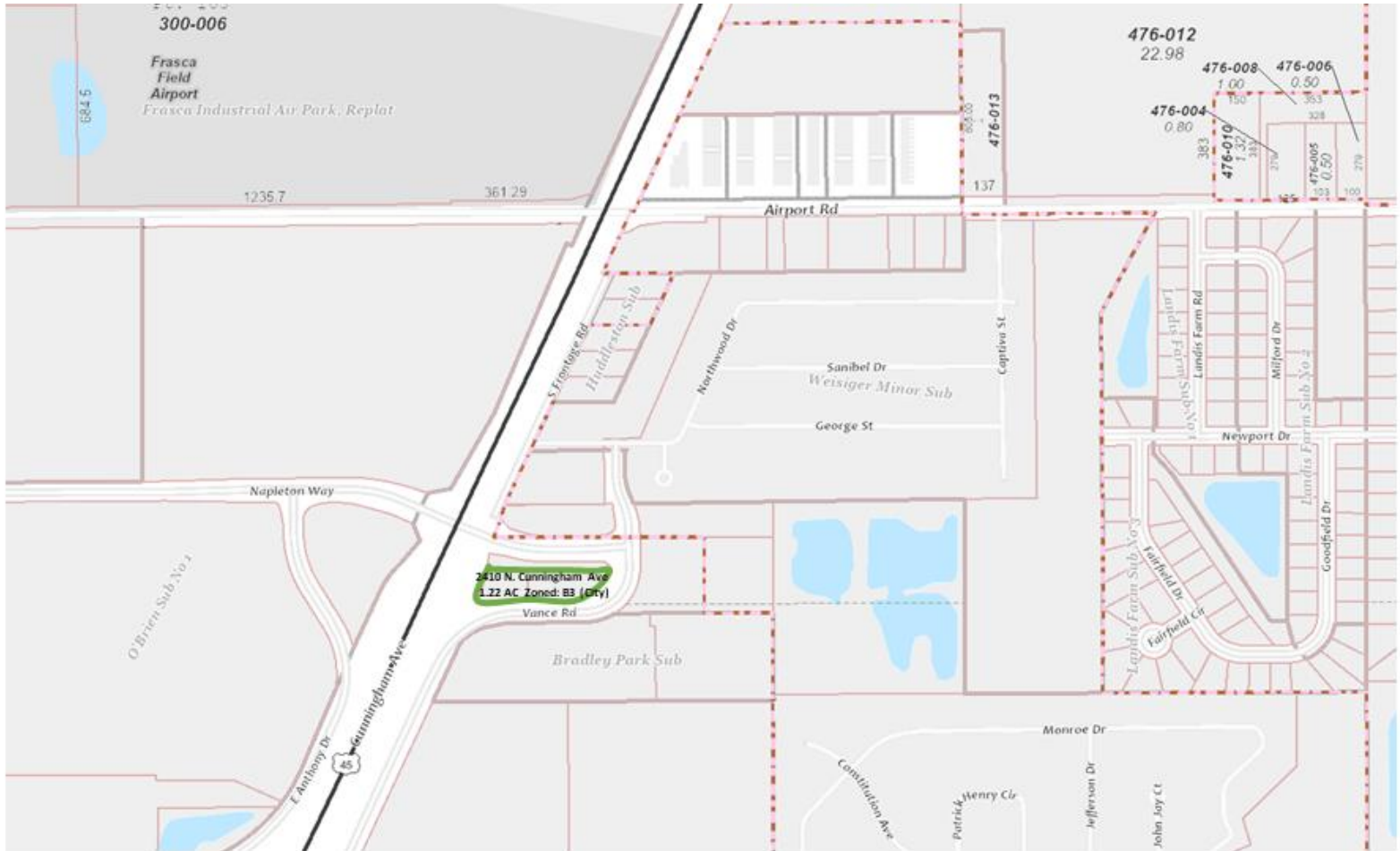
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PLAT MAP



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