



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

LOTS 31, 34 & 37 VANCE RD., NORTH URBANA

SALE PRICE: \$390,000



FOR SALE

Lots 31, 34, & 37 Vance Rd.,

Urbana, IL 61802

3.42 ACRES

LAND

SALE PRICE

\$390,000

LOT SIZE

3.42 Acres

TAX PINS

91-21-04-201-031
91-21-04-201-034
91-21-04-201-037

ZONING

B4 (County)
B3 (City)

PROPERTY DESCRIPTION

3 parcels of vacant commercial ground located in North Urbana, easy access to the interstate. Lot sizes vary from .92 acres to 1.21 and 1.29 acres respectively. Lot 37 is located within City of Urbana limits, while Lots 31 and 34 are in considered County. Utilities onsite 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**

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AERIAL PHOTOS



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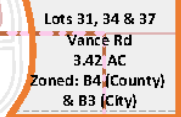
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PLAT MAP



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