



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

IDEAL FOR AN AUTO SALE BUSINESS

\$5,695,000.00

FOR SALE



1912 Moreland Blvd.,

Champaign, IL 61822

15,000 SF

RETAIL

SALE PRICE

\$5,200,000.00

BUILDING SIZE

15,000 SF

LOT SIZE

4.3 AC

YEAR BUILT

2000

PROPERTY DESCRIPTION

Great location and opportunity. Built for an auto dealership and it housed a very successful business for the last 15 years. Key-in ready opportunity to move in this modern and updated facility. Two free standing buildings set on more than 4 acres of prime commercial land. The show room offers 6200 square feet of open reception area with private offices for the managers and many staff cubicles. Private lunch/break room and a customer refreshment center. Separate men and women restrooms. High ceiling, open windows, and plenty of natural lighting.

The second building is an auto repair facility with 9000 square feet having 9 bay repair shop, office area, auto part retail room, and more. This second building is now rented for the next 5 years generating \$10,000 NNN monthly income. The open parking lot is asphalt paved and can accommodate more than 400 vehicles. 300 ft frontage with a private lake adding more beauty and elegance. All existing office furniture and repair shop equipment are included. This property is for sale or can be leased. The lease is for front office only as the back repair shop is already leased.

Call to book your private showing appointment and own or lease this great business opportunity.

AREA DESCRIPTION

Located in the heart of Champaign business district next to many major brand car dealerships with high traffic and easy highway access. Within few blocks from Market Place Mall and many other major retailers and amenities.



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