

VALUE ADD OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2108 W. Springfield Ave.
Champaign, IL 61821**

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CHAMPAIGN, IL | 217.352.7712**



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Sale this freestanding office building located in Champaign, IL. The building was constructed in 1970 as a multi-tenant office building consisting of seven (7) suites. Currently there are six (6) smaller suites consisting of: Suite 1&3 – 1,370 SF; Suite 2 – 953 SF ; Suite 4 – 1,134 SF; Suite 5 – 795 SF; Suite 6 – 641 SF; and Suite 7 – 836 SF. Currently suite 2 is the only space occupied . Each Suite has their own restroom(s) and could be combined with other suites. See floor plan for more details.

The property is located on West Springfield Ave (IL Rt. 10) in west Champaign between Country Fair Dr. & Kenwood Ave. The property is just 4 blocks from I-72 with access to I-74 and I-57 within 2 miles.

PROPERTY INFORMATION

Address	2108 W. Springfield Ave. Champaign, IL 61821
Sale Price	\$375,000
Building Total SF	5,729 SF
Total Acreage	±21,300 SF
Zoning	CG- Commercial General
Year Built	1970
PIN:	41-20-10-451-015
RE Taxes	\$10,559.96 – 2023 payable 2024



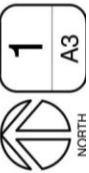
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FLOOR PLAN

2108 W. SPRINGFIELD
RENTABLE SQUARE FOOTAGE
5,729 SF



FLOOR PLAN
FIRST FLOOR - 2108 W. SPRINGFIELD
1/8" = 1'-0"



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AERIAL



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OFFERING HIGHLIGHTS

- Value Add Opportunity
- Off-Street Parking (34 spots)
- Enterprise Zone & TIF District (proposed)
- Flexible layout for single user or multiple users
- 6 Established suites