

Freestanding Retail/Office For Sale or Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



2103 N. Dunlap Ave.
Champaign, IL 61820

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale or lease this freestanding retail/office building formally used as an attorney's office, gallery, and most recently office space. The space currently consists of: large reception area with adequate waiting space, large room (potentially conference room), 4 private offices, 1 very large private office, smaller conference room, and two restrooms. There are 14 unmarked parking spaces on the north side of the building. Tenant is responsible for rent, all utilities, and snow removal/salting (sidewalks only). The property is located in Champaign, however is subject to Savoy Zoning: C1 – General Commercial.

Subject property is located on North Dunlap/S Neil/Rt. 45 just south of the intersection of Neil and Windsor. The building features high visibility and ease of access. The S Neil St./N. Dunlap/Rt. 45 corridor is full of retail and office businesses spanning throughout Champaign and Savoy.

Property Information

Address	2103 N. Dunlap Ave Champaign, IL 61820
Sale Price:	\$650,000.00
Lease Price	\$18.00/SF Modified Gross
Available SF	3,160 SF
Zoning	C1 – General Commercial
Year Built	1970
RE Tax	\$5,456.88 – 2024 (payable 2025)
PIN	30-20-25-201-002



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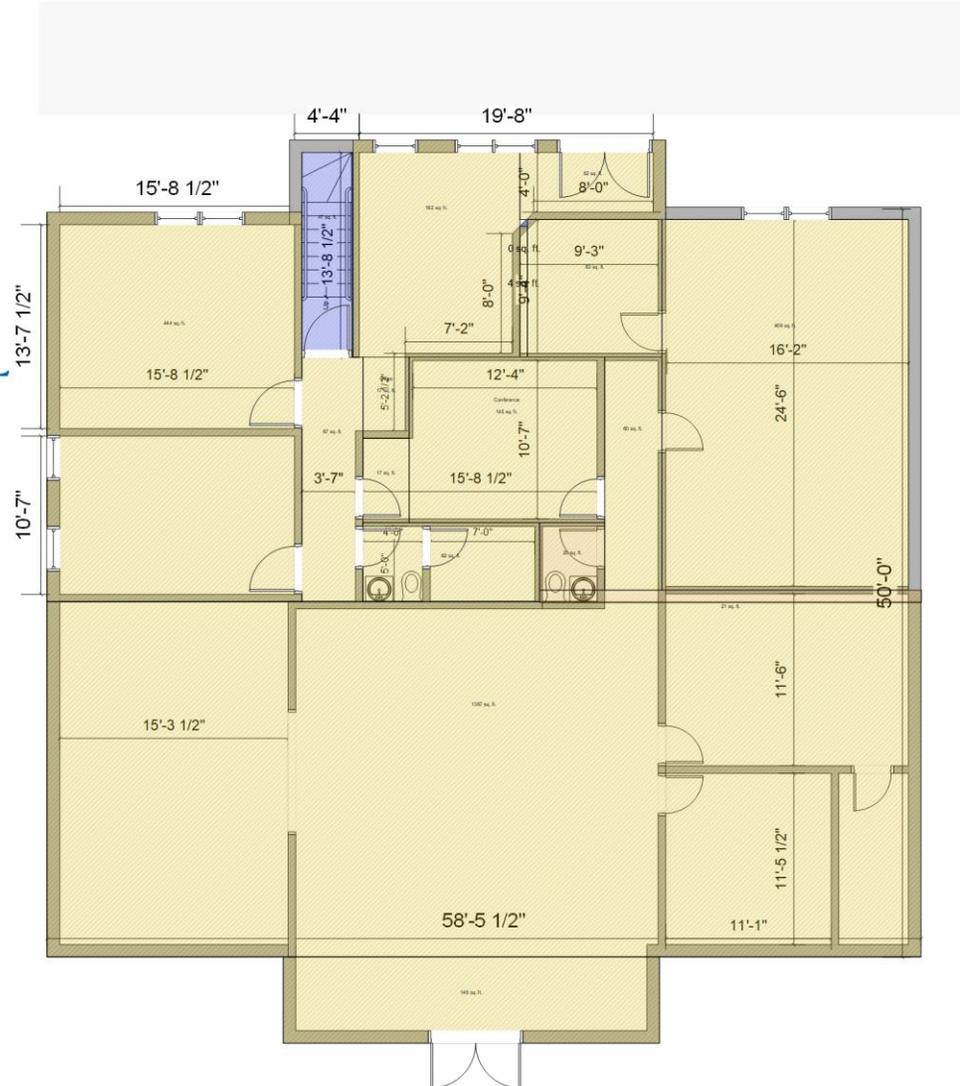
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FLOOR PLAN

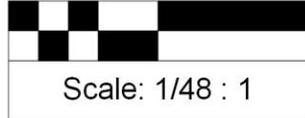
**2103 N. Dunlap
Champaign, IL 61820**



DEVONSHIRE REALTY



0 ft. 6 ft. 10 ft. 20 ft.



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AERIAL



SITE

E. Windsor Ave. - 14,800 AADT

S. Neil St. - 21,200 AADT

Devonshire Dr.

ILLINOIS

51,196 STUDENTS
651 BUILDINGS
10,977 FACULTY & STAFF
6,370 ACRES

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PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic Counts
- Large Offices/Open Layout
- Freestanding Building