

# OFFICE/WAREHOUSE FOR SALE



COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY



**2702 - 2708 N Cunningham Ave.**  
**Urbana, IL 61802**

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# OFFICE/WAREHOUSE FOR SALE

## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this redevelopment opportunity on Rt.

45/Cunningham Ave & Airport Rd in Urbana. The subject property is comprised of three (3) parcels on roughly 1.48 acres.

2704 N. Cunningham is a 5,600± SF office/warehouse building constructed in 1989 that was originally utilized as a carpet store and most recently converted and used as an office for Riley Manufactured Homes. Riley Manufactured Homes will transition their office on additional parcels they own south of the subject. This building is currently configured with: 14 private offices, 2 larger conference rooms, kitchen, and Mezzanine storage. The building is fully conditioned and was last removed around 2008. Prior uses for the building included a significant amount of warehouse space in the rear of the building which has since been converted to office use. The 10' x 10' overhead door remains and a small garage area consisting of 13' clear heights.

Parcel -022 is vacant and has no permanent structures. Parcel -039 will be split according to the Parcel Map prior to closing. Currently Parcel(s) -001 (2708 N Cunningham) & -039 reside in the county and are zoned B-4, General Business. Parcel(s) -021 & -022 are already annexed into the City of Urbana and have B-3, General Business District Zoning.

Urbana-Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

## PROPERTY INFORMATION

|                         |  |
|-------------------------|--|
| <b>Address</b>          | 2702 N. Cunningham Ave.<br>Urbana, IL 61802                                |
| <b>Sale Price</b>       | \$600,000  |
| <b>Building Size(s)</b> | 5,594 SF   |
| <b>Lot Size</b>         | ±1.48 Acres  |
| <b>Tax Pin</b>          | 91-21-04-201-021, -022,<br>30-21-04-201-039 (part of)                      |
| <b>Zoning</b>           | B-3, General Business District &<br>B-4, General Business (county zoning)* |
| <b>RE Tax</b>           | \$25,554.56-2024   |



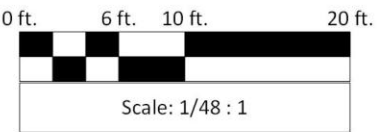
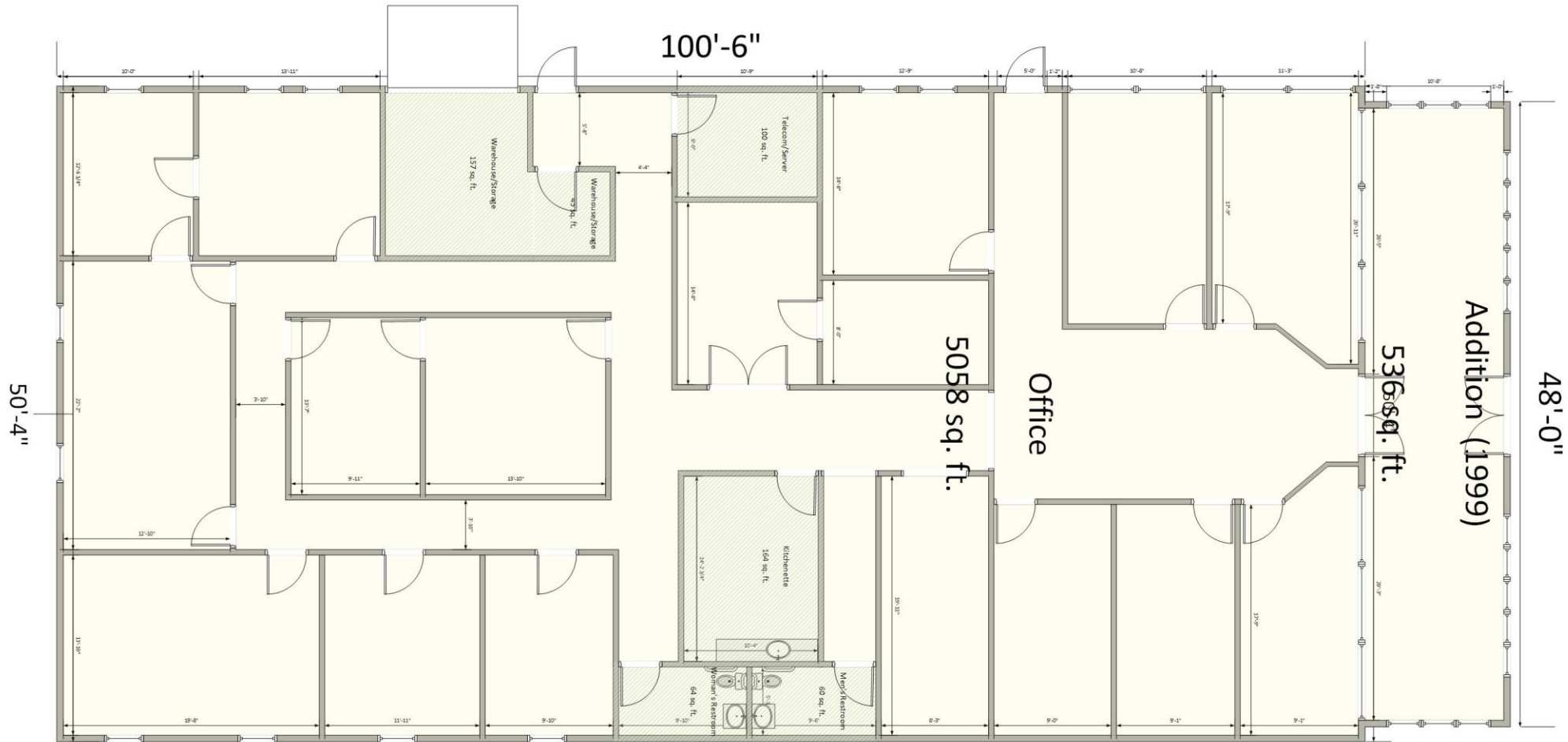
\*Parcel -039 are currently located in the county and subject to county zoning

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## Floor Plan – 2704 N. Cunningham Ave



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## PARCEL MAP

GIS Webmap Public Interface Champaign County, Illinois



# OFFICE/WAREHOUSE FOR SALE

## AERIAL



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## INVESTMENT HIGHLIGHTS

- Versatile Office/Warehouse Building
- Prime Redevelopment Opportunity
- ½ Mile from I-74