

REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



2702 - 2708 N Cunningham Ave.
Urbana, IL 61802

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

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REDEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

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

45/Cunningham Ave & Airport Rd in Urbana. The subject property is comprised of four (4) parcels and two (2) existing buildings on roughly 2.7 acres.

2708 N. Cunningham is a 1,440 SF retail building constructed in 1973 and currently leased to Black Jack's Poker/Bar through 1/31/27 with a 2 – year option to extend. Call broker to confirm lease details.

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

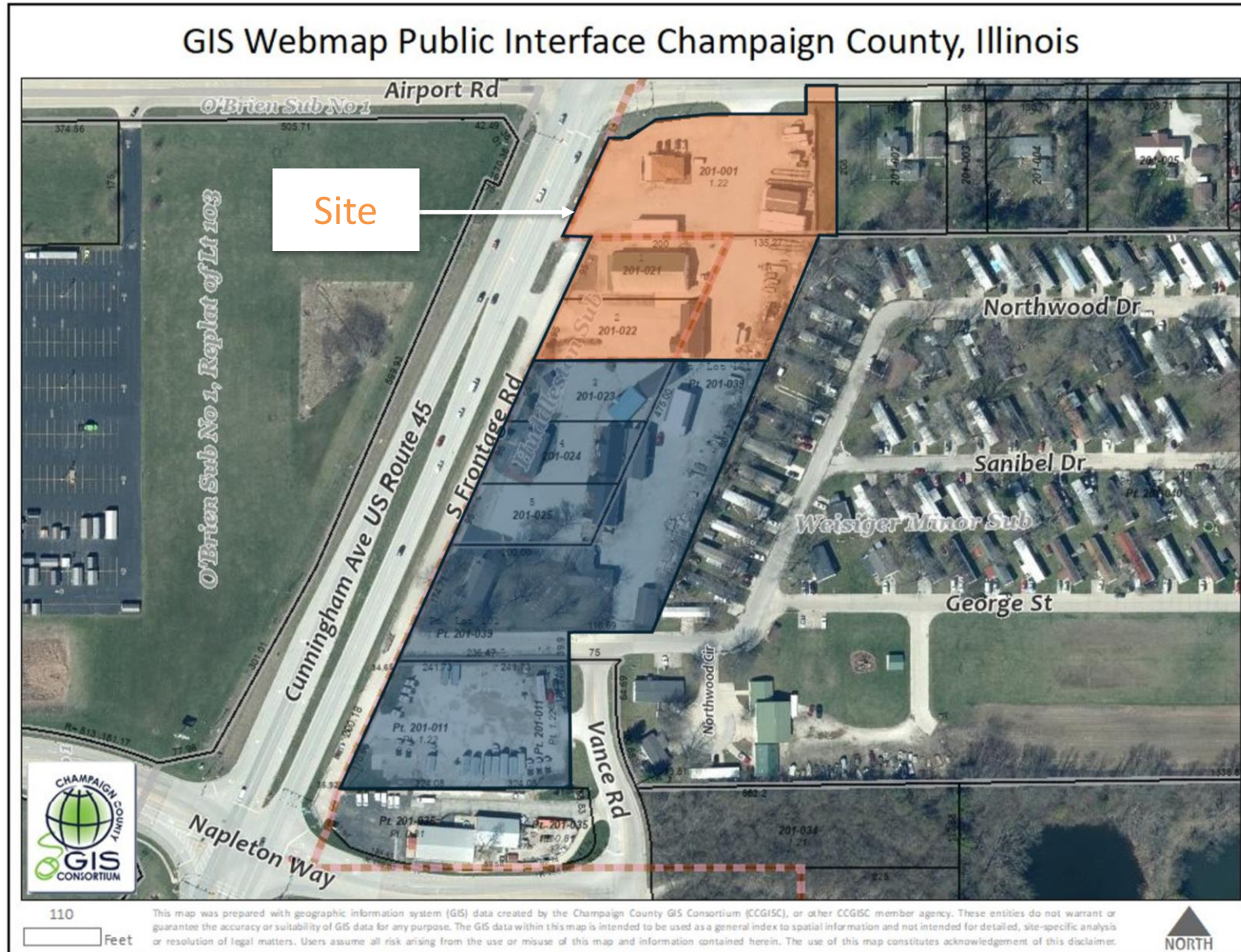
Address	2702 - 2708 N. Cunningham Ave. Urbana, IL 61802
Sale Price	\$800,000
Building Size(s)	2704 N Cunningham: 5,594 SF 2708 N Cunningham: 1,440 SF
Lot Size	±2.7 Acres
Tax Pin	30-21-04-201-001, -039 (part of), 91-21-04-201-021, -022
Zoning	B-3, General Business District & B-4, General Business (county zoning)*
RE Tax	\$28,286.21-2024



*Parcel -001 & -039 are currently located in the county and subject to county zoning

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PARCEL MAP



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CONTACT



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INVESTMENT HIGHLIGHTS

- 300' Of Frontage on US Route 45/Cunningham Ave
- ½ Mile from I-74
- Redevelopment Opportunity
- Income producing property
- Multiple buildings