



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2704 W Clark Rd.**

\$120,000

**FOR SALE**



**2704 W Clark Rd.**

Champaign, IL 61822

**0.65 AC**

**LAND**

**SALE PRICE**

\$120,000

**LOT SIZE (AC)**

0.65 AC

**LOT SIZE (SF)**

28,314 SF

**ZONING**

Light Industrial

**TAX PIN**

41-20-10-300-057

**RE TAXES**

\$2,077.22 (2024)

**PROPERTY DESCRIPTION**

The subject property is located in the HOW Business Park located off of Duncan Road. The site is 0.65 acres of light industrial ground ready to be developed. All utilities are to the site. The parcel is irregularly shaped with street frontage on three sides of the property.

**AREA DESCRIPTION**

The lot is located in the HOW Business Park located off of Duncan Road and north of Springfield Avenue in west Champaign. HOW Business Park is an industrial development with several service and general contracting companies located in the park. The area has easy access to Interstate 57 & 72.



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**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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