

DOWNTOWN URBANA OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**508 S. Broadway Ave
Urbana, IL 61801**

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DOWNTOWN URBANA OFFICE FOR SALE



PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer for sale this well-maintained professional office building located in the heart of Downtown Urbana, Illinois.

Situated on 0.63 acres immediately south of the Champaign County Courthouse and Federal Courthouse, the property contains approximately 9,251 square feet and provides an excellent opportunity for an owner-user, professional services firm, government contractor, nonprofit, or investor seeking a highly functional office facility with additional warehouse/storage capabilities.

Originally constructed in 1963 and extensively renovated in 1992 for a prominent law firm, the building offers a highly efficient layout consisting of approximately 6,939 SF of executive office space and 2,312 SF of attached warehouse/storage space. The office area features approximately sixteen private offices, two large conference rooms, an inviting reception area, kitchenette, multiple file/storage rooms, and two sets of restrooms. Quality finishes throughout create a professional image while allowing immediate occupancy with minimal renovation. The existing layout also lends itself to a future multi-tenant configuration, allowing an owner-user to offset occupancy costs through rental income.

The attached warehouse measures approximately 34' x 68' and includes a 7' x 7' overhead door, making it well suited for records storage, fleet or equipment storage, maintenance operations, making it well suited for records storage, fleet operations, maintenance support, equipment storage, light assembly, or other ancillary business operations. The property's flexible configuration also presents an opportunity to accommodate multiple users or future reconfiguration depending upon an owner's operational needs.

The site includes 24 striped parking spaces with additional nearby public parking available throughout Downtown Urbana. The surrounding area is anchored by the Champaign County Courthouse, Federal Courthouse, Lincoln Square Mall, numerous professional offices, government agencies, restaurants, and neighborhood retail amenities, providing excellent accessibility for employees and visitors alike.

This property offers an excellent opportunity for professional users seeking a highly functional office building in a prime downtown Urbana location.

PROPERTY INFORMATION

Address	508 S. Broadway Ave. Urbana, IL 61801
Sale Price	\$1,152,375
Building Space	9,251 SF
Land Size	0.63 Acre
Zoning	B-3, General Business District
PIN	92-21-17-253-009
RE Taxes	\$31,630.26 (2024 payable 2025)



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PICTURES



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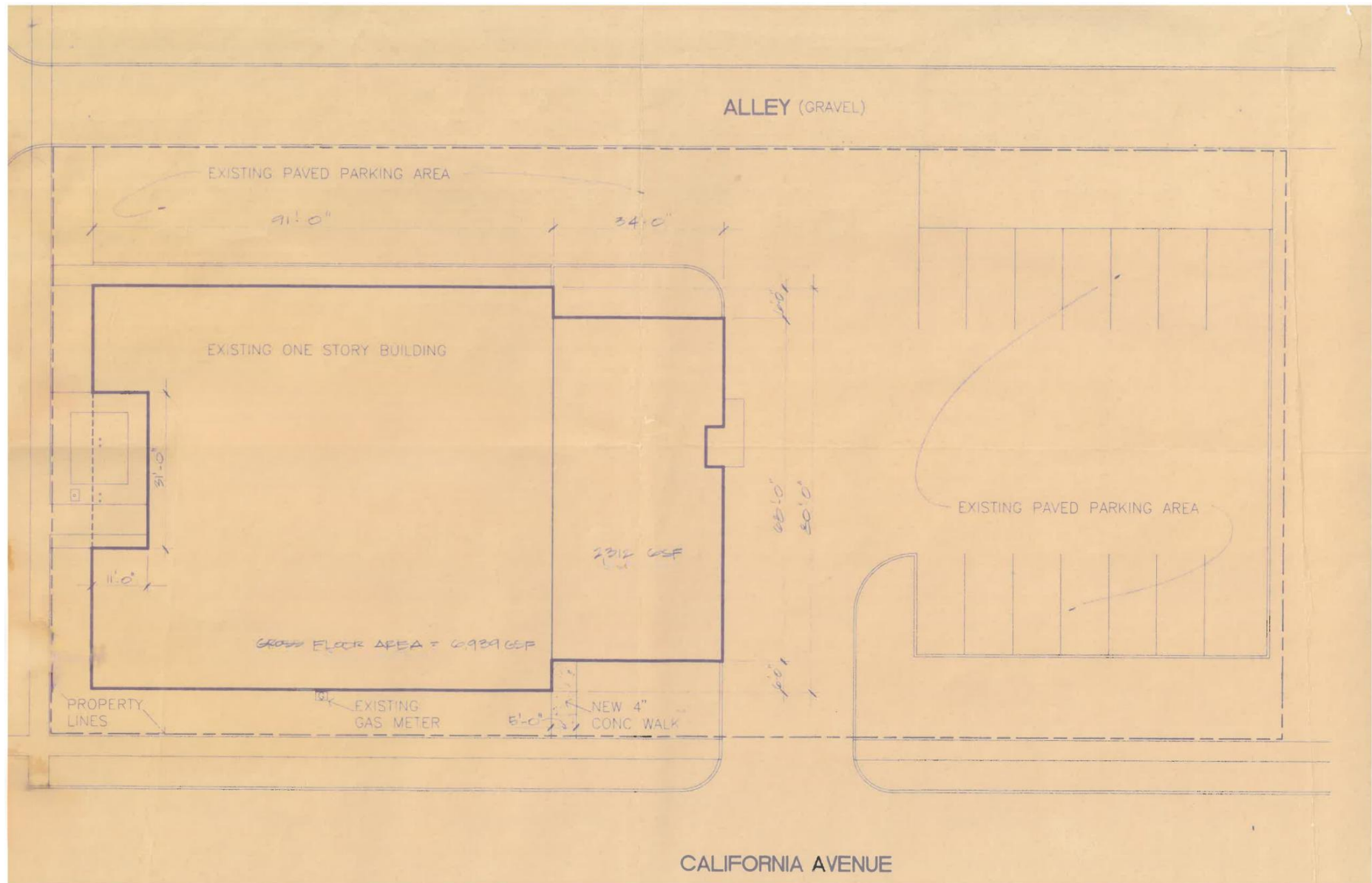
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SITE PLAN



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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OFFERING HIGHLIGHTS

- 9,251 SF Office / Warehouse Facility
- 24 On-Site Parking Spaces
- 2,312 SF Attached Warehouse
- 16 Private Offices
- Walking Distance to County & Federal Courthouses
- Flexible Layout for Owner-User or Multi-Tenant Conversion