

DOWNTOWN URBANA OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



508 S. Broadway Ave
Urbana, IL 61801

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CHAMPAIGN, IL | 217.352.7712

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale this professional office building located at 508 S. Broadway Avenue in downtown Urbana, Illinois.

Constructed in 1963 and fully renovated in 1992 for its current use as a law office, this 9,251 SF building sits on a 0.63-acre site and offers 24 striped parking spaces. The property has been well-maintained.

The building is currently configured with 6,939 SF of professional office space and 2,312 SF of low-bay warehouse space. The office area features approximately 16 private offices, a welcoming reception area, two large conference rooms, two sets of restrooms, and a kitchenette. The warehouse portion measures roughly 34' x 68' and includes a 7' x 7' overhead garage door for added flexibility. See floor plan for additional details.

Situated in the heart of downtown Urbana, the property benefits from its proximity to the Federal Courthouse, County Courthouse, and Lincoln Square Mall—one of the first fully enclosed shopping centers in Illinois. The surrounding area features a strong mix of retailers (including Schnuck's and Common Ground Food Co-op), professional offices, and government buildings. In addition to the on-site parking, there is abundant parking available in the immediate area.

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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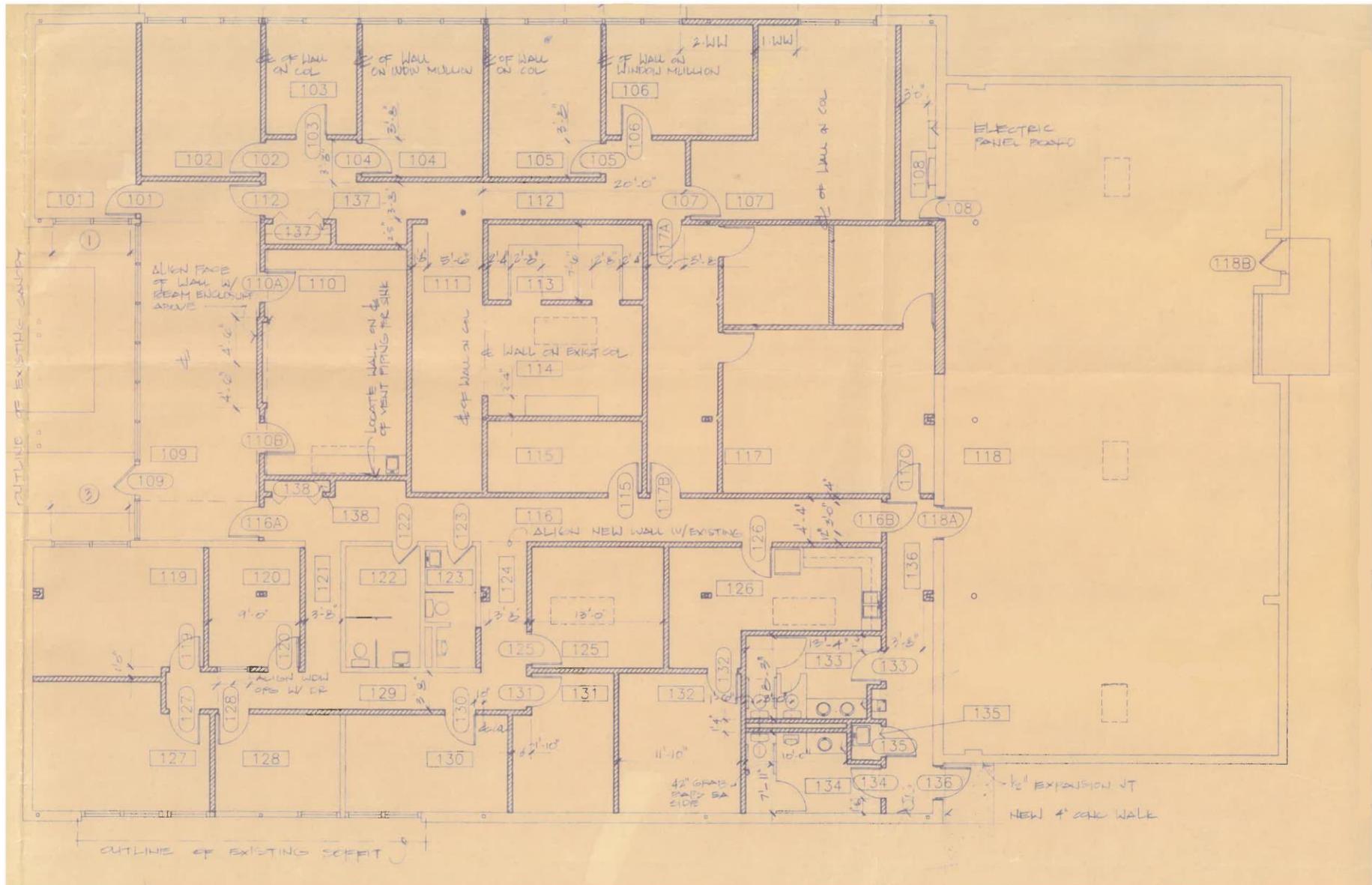


PICTURES



DOWNTOWN URBANA OFFICE FOR SALE

FLOOR PLAN

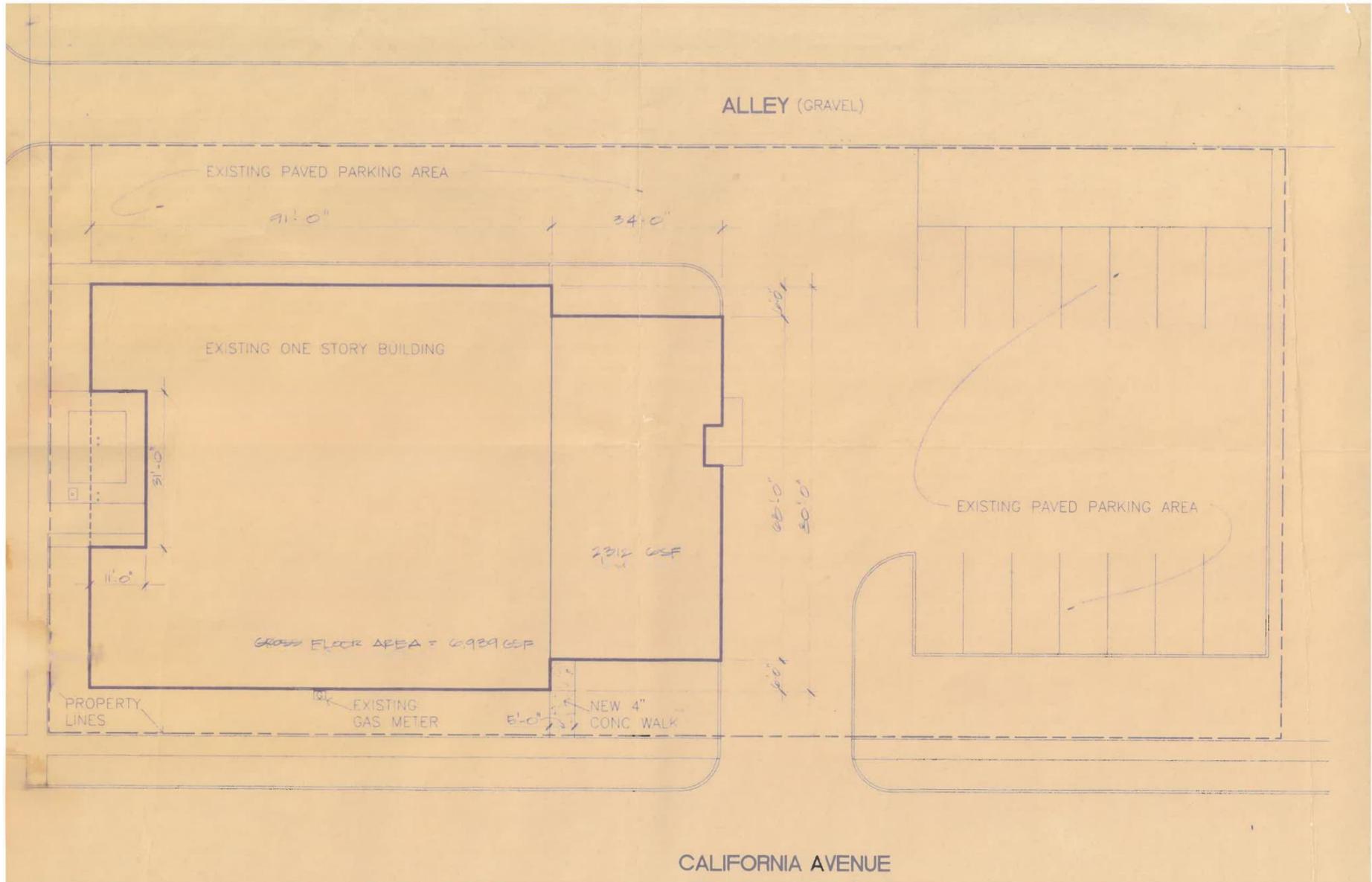


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SITE PLAN



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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OFFERING HIGHLIGHTS

- Upscale Finishes
- Adjacent to Federal & Country Courthouse(s)
- B-3, General Business District Zoning
- Lots of Storage Space