



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

214 W. Main St.

\$970,000



FOR SALE

214 W. Main St.

Urbana, IL 61801

8,800 SF

RETAIL

SALE PRICE

\$970,000

ZONING

B-4 (Central Business)

BUILDING SIZE

8,800 SF

TAX PIN

92-21-17-201-002

RE TAXES

\$36,108.64 (2024)

PROPERTY DESCRIPTION

Property was originally constructed in 1903 and remodeled in 2014 as a bar on the main level and karaoke business on the second level. The main level is 4,400 square feet and consists of a bar area with open area, five karaoke rooms, full kitchen, and restrooms. The second level is 4,400 SF and has its own separate entrance to the space and consists of a bar area with private seating, restrooms, and 7 private karaoke rooms. They karaoke business on the second level has signed a 5 year lease which started in January 2026. The seller is collecting \$4,000 per month in gross rent from the second floor tenant with annual \$150/month increases in rent. The property has additional storage on an upper level above the second floor. A back stairwell was added in 2014 when the property was remodeled. The building also has a full basement which has a restroom, walk-in cooler/freezer, office space and additional storage. The HVAC system was new in 2014 when the building was remodeled and a new roof was installed in June 2025. The building is sprinkled with a wet system for the first floor and basement levels, and a dry system for the second floor. Currently the first floor and basement space are not being used and would be well suited for an owner-occupied business or to lease out to another business.



ZACH WETHERELL, CCIM

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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
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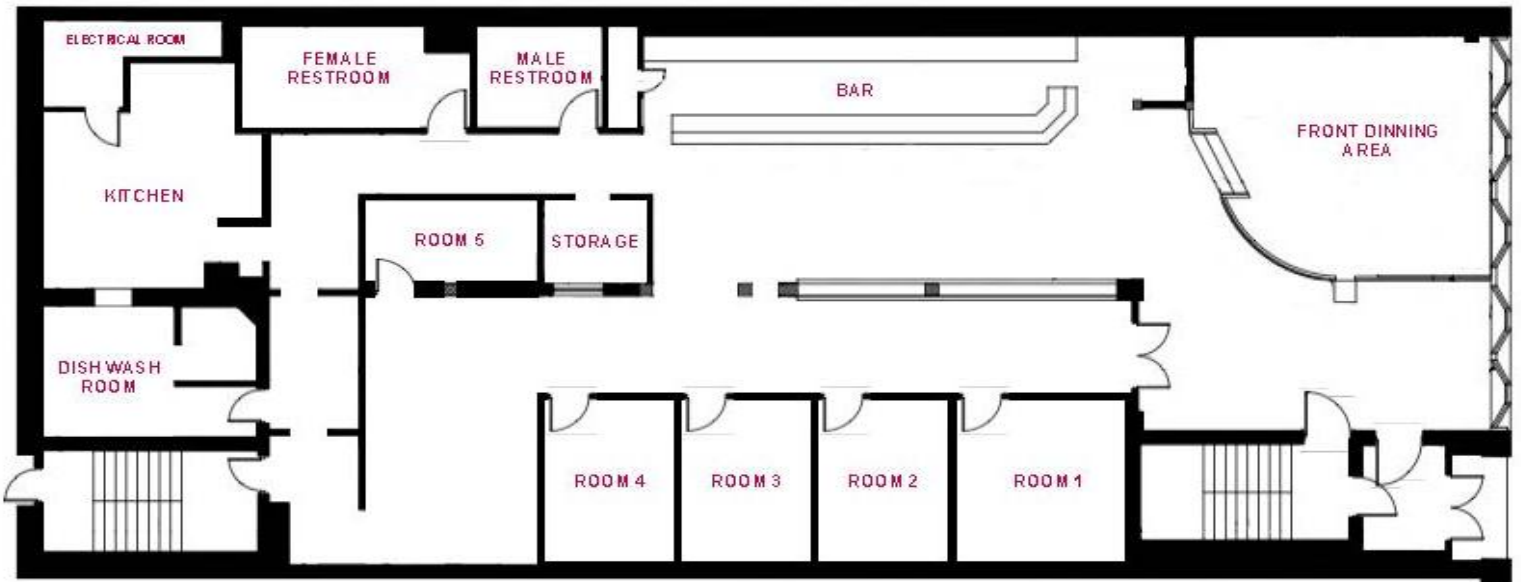
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FLOOR PLAN- FIRST FLOOR

FIRST FLOOR



214 W MAIN ST, URBANA



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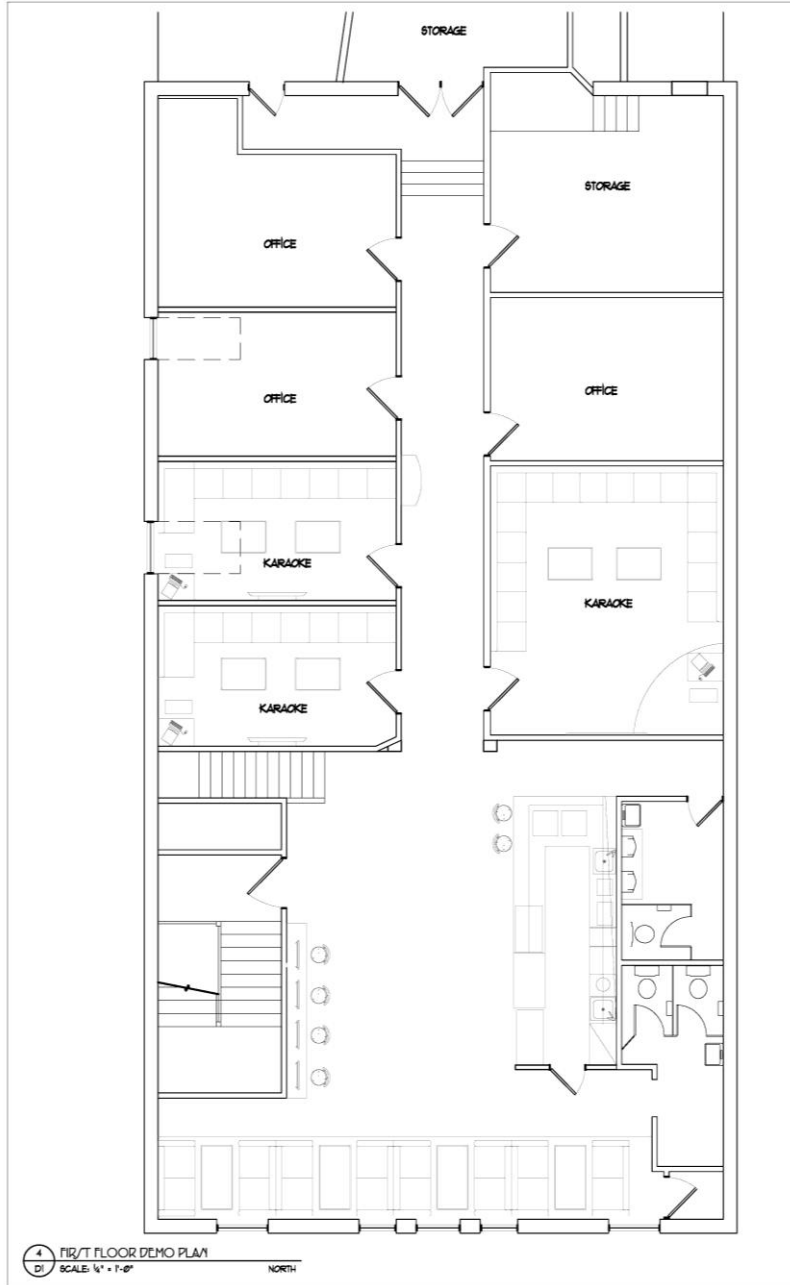
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FLOOR PLAN- SECOND FLOOR



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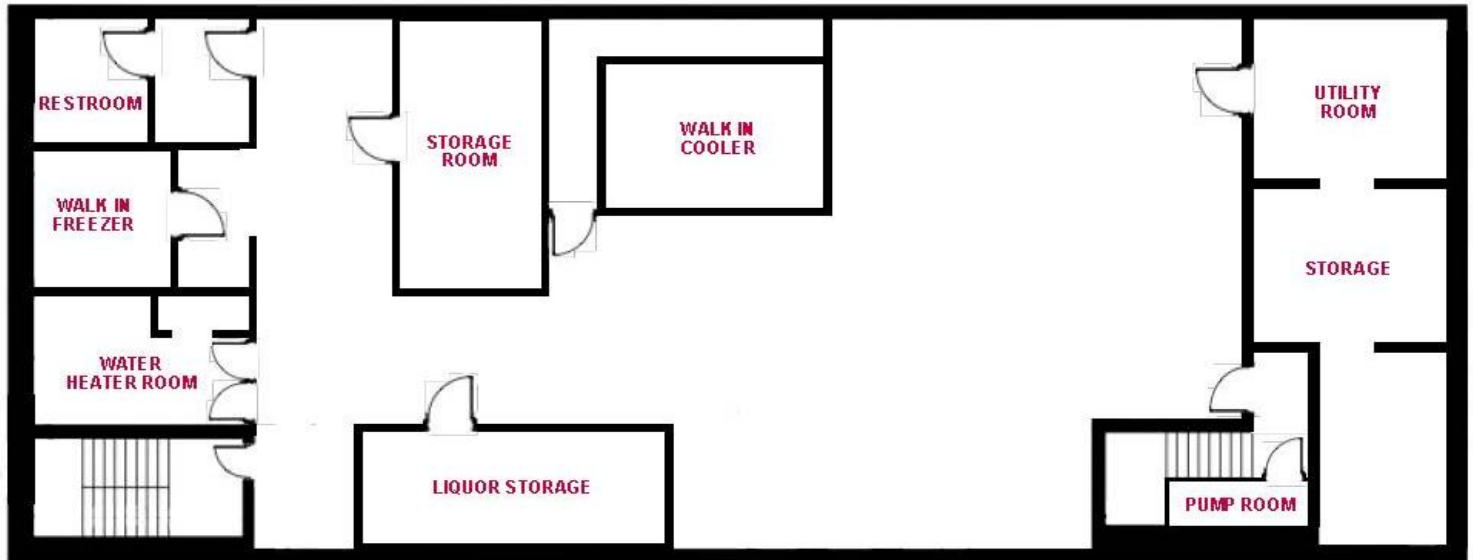
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FLOOR PLAN- BASEMENT

BASEMENT



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