

FOR SALE / LEASE

\$1,180,000 / \$14.00-\$17.00 / SF / NNN



501 N. Dunlap Avenue, Savoy, IL 61874

PROFESSIONAL/MEDICAL OFFICE FOR SALE/LEASE

Property Information

BUILDING SIZE

7,868 SF

AVAILABLE FOR LEASE

~1,800 SF – 7,868 SF

PARKING SPACES

51

REAL ESTATE TAXES

\$28,428

TAX PIN

03-20-36-326-014

ZONING

C3 – Community Commercial

AREA DESCRIPTION

The subject property is a corner lot with prime frontage on Dunlap Avenue (Route 45) and positioned between Curtis Road and Church Street. Its location provides easy access to the University of Illinois, downtown Champaign, Willard Airport, Savoy and Urbana. The property is located near numerous growing residential neighborhoods, retail and professional office buildings. Neighboring businesses include ALDI, Circle K, Industrial Donut, El Rancho Grande II, Sonic Drive-In, United States Postal Service, Old Orchard Lanes & Links and CVS.

PROPERTY DESCRIPTION

501 N. Dunlap Avenue is a single-story brick building built in 2003. The 7,868 SF building sits on 1.21 acres of land. The property has multiple entrances and restrooms located throughout, so it could be easily subdivided to accommodate multiple users.

The building is currently built out with offices on the perimeter and interior of the building and provides a good mix of traditional offices and exam/procedure rooms. The exam/procedure rooms are built out with sinks and cabinets. The front reception is accessible via vestibules located on the southeast and southwest corners of the building.

The building offers plentiful parking and fantastic signage opportunities along Dunlap Ave. and on the building façade.



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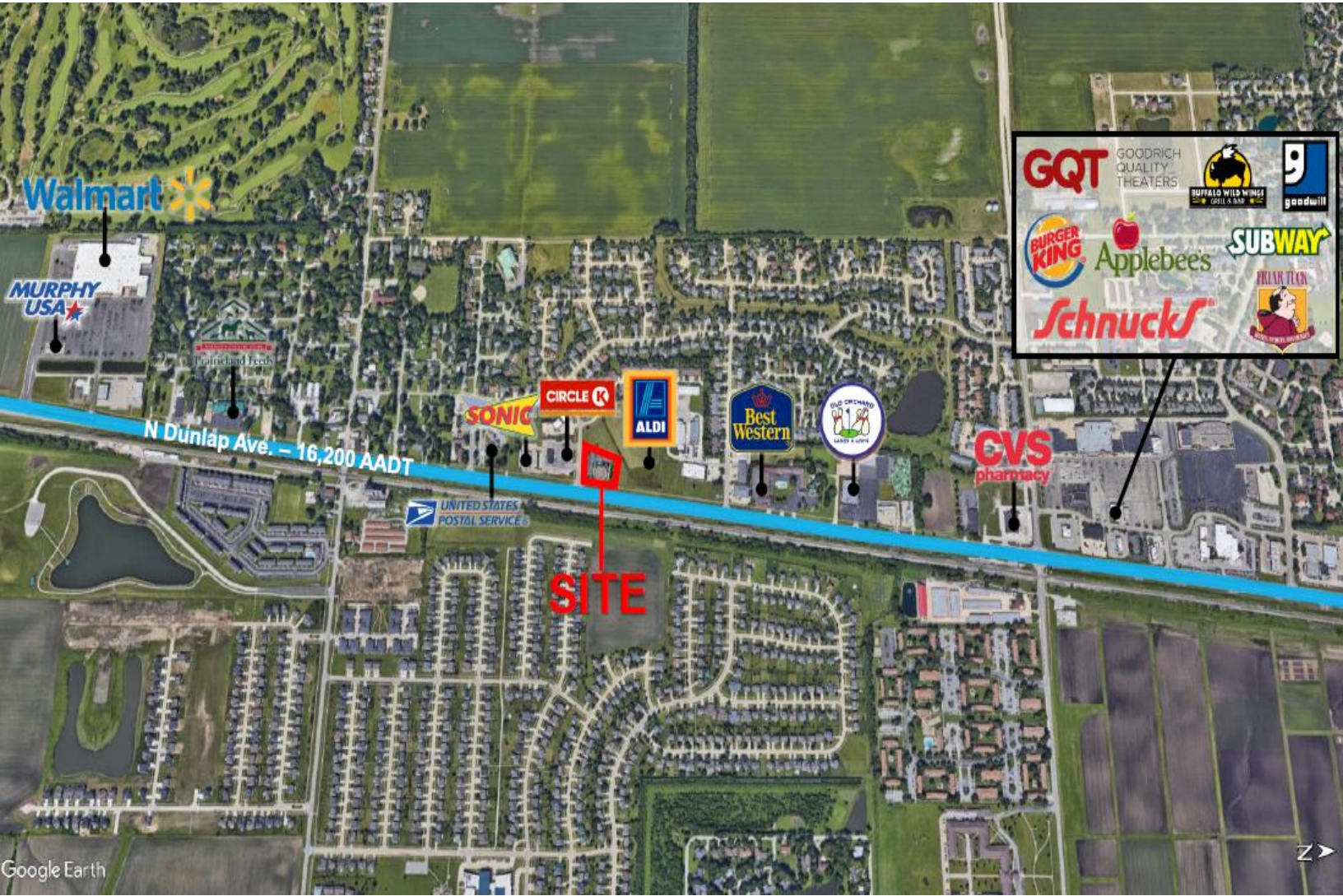
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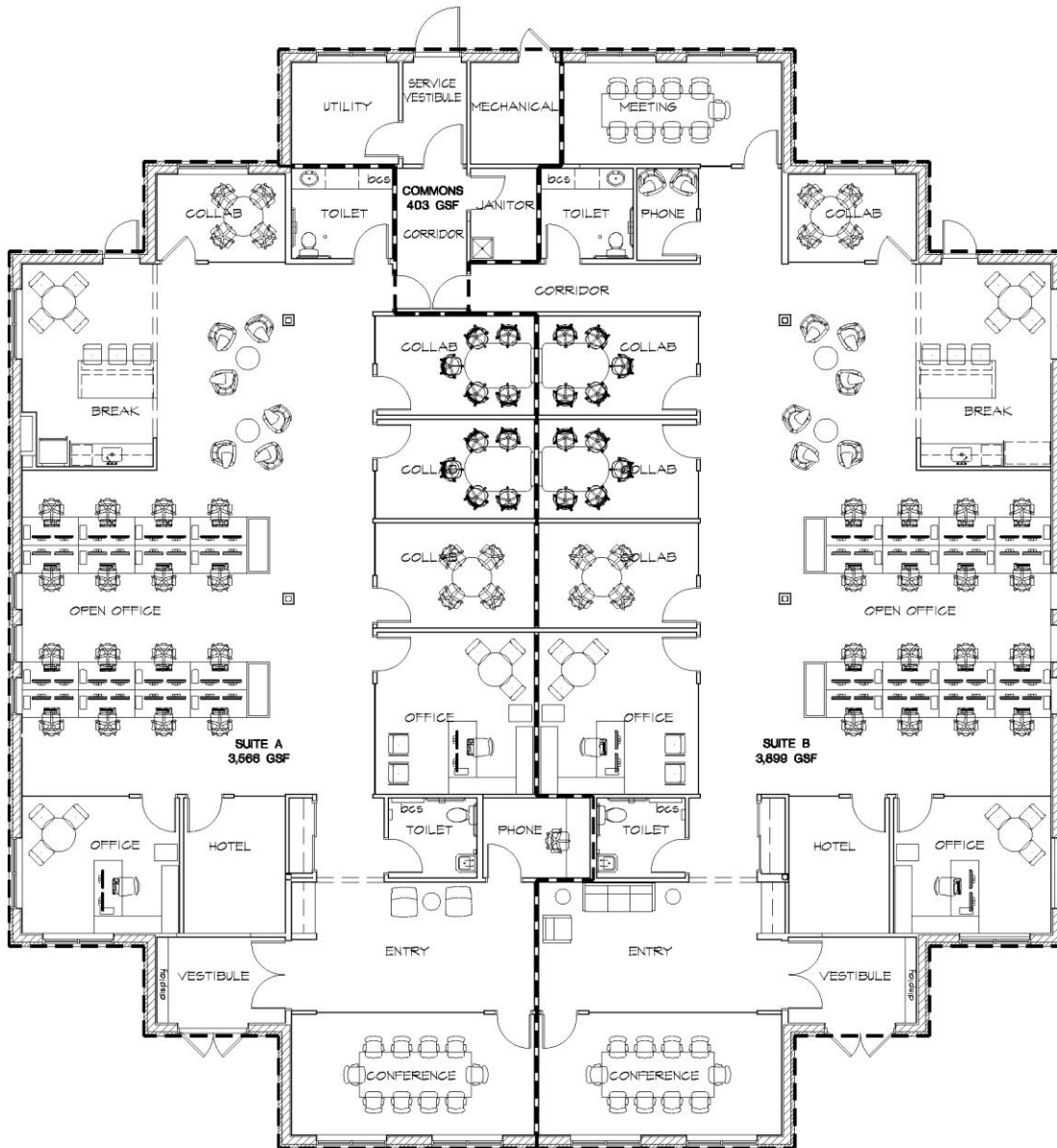
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Aerial



Potential Demising Plan Layout



PLAN - SCHEME 1.6.20
SCALE 3/32"=1'-0"

501 DUNLAP AVE.
SAVOY, ILLINOIS