

FOR SALE/LEASE

\$300,000 / \$8.00 / SF / Gross



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



GREAT INVESTMENT PROPERTY

2110 North Market St., Champaign, IL 61822

PROPERTY INFORMATION

AVAILABLE SF

Unit A – 1,900 SF

Unit F – 970 SF

BUILDING SF

7,891 SF

LEASE PRICE

\$8.00 / SF

LEASE TYPE

Gross

SALE PRICE

\$300,000

ZONING

CI – Commercial Industrial

RE TAXES

\$7,977.00

TAX PIN

46-20-06-100-015

NOI

Actual Income - \$21,200

NOI (100% OCCUPANCY)

Projected Income - \$39,200

PROPERTY DESCRIPTION

This multi-tenant, single level building with common area restrooms has 5 spaces; Unit A with 1,900 SF, Unit B with 970 SF, Unit D with 970 SF, Unit E with 970 SF, and Unit F with 970 SF. Unit A and F are currently available. All the units are nicely finished and most have windows extending from floor to ceiling. Decorative wood accents are throughout the interior. Mature landscaping surrounds the building and onsite parking is provided on the south side.

AREA DESCRIPTION

Located in the premier commercial district in northwest Champaign. Area offers highly intensive retail businesses, and easy access to Interstates 74 and 57. Just off of Interstate 74 frontage road. Nearby Market Place Mall creates even more activity in the area.



Jay Sikorski
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RETAIL

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**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
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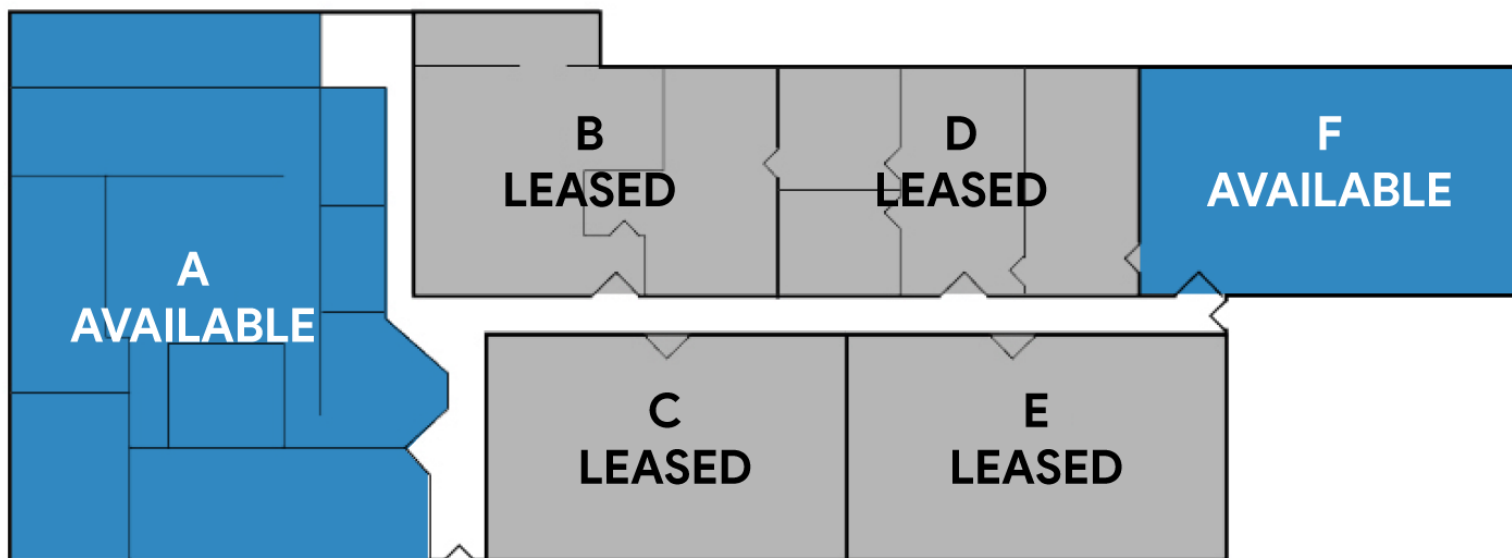
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FLOOR PLAN



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