

RETAIL
OFFICE

FOR SALE OR LEASE
\$1,200,000 / \$15.00 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



715 S. Neil Street, Champaign IL, 61820

Property Information

BUILDING SIZE

15,208 SF

AVAILABLE SF

4,400 SF

LOT SIZE

52,086 SF

UNITS/BUILDINGS

4 Parcels / 1 Building

PARKING

70 Spaces

ZONING

CG – Commercial General

TAX ID

43-20-13-253-014/013

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YEAR BUILT

1949

PROPERTY DESCRIPTION

This is a mixed-use building, retail, office, and family with ample parking. 70 spots on-site. The building was constructed in 1946. New AC units have been installed within the past three years, as well as a new furnace in 2018. There are four spaces, restaurants presently vacant, plus a 3bedroom apartment. Additional Income from 2 garages.

AREA DESCRIPTION

Perfect location on the south Neil Corridor minutes from downtown Champaign, the Central Business District, and The University of Illinois. Neighboring Businesses include Little Caesar's, CVS, Dunkin Donuts, Jimmy John's. Centrally located in Champaign. Easy access to Savoy, excellent exposure, traffic count 20,000 per day



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