

RETAIL
WAREHOUSE

FOR SALE OR LEASE

\$1,350,000 / \$9.00 / SF / Gross

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



106 S. Country Fair Dr.,
Champaign, IL 61821

PROPERTY INFORMATION

LOT SF

57,103

1.31

TOTAL BUILDING SF

19,075

AVAILABLE SF FOR LEASE

Suite A: 8,721 SF

AREA DESCRIPTION

Subject property located along south Country Fair Drive and just south of Holt Supply. Property has direct access to Interstate 57/72 and blocks away from Mattis Avenue and Springfield Avenue, which has some of the highest traffic counts in the City. Neighboring business's/shopping centers include: Country Fair Shopping Center, Round Barn, Schnucks, Value Check, Social Security Office, Holt Supply, Dunkin Donuts, Burger King.

PROPERTY DESCRIPTION

Subject property was constructed in 1988 with an addition added onto the back side of the building in 1999. The building is constructed of masonry block, front half of the building has a metal roof and the rear with a rubber membrane roof. The building is fully sprinkled. The north section of the building (Suite A), which is for lease (Elite Entertainment relocating) consists of a total of 8,721 SF of fully conditioned retail/warehouse space with two 18'H x 12'W overhead doors, office space, large conference room, retail/showroom space (4,596 SF with ceiling clear height of 19.5'), warehouse (4,125 SF with ceiling clear height of 17.5'). The entire building is for sale as an investment, with long term tenants in the south section of the building, which are Elite Bridal and Champaign Treatment Center. The building would also be suitable for an owner occupier as the north section is available.



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RETAIL

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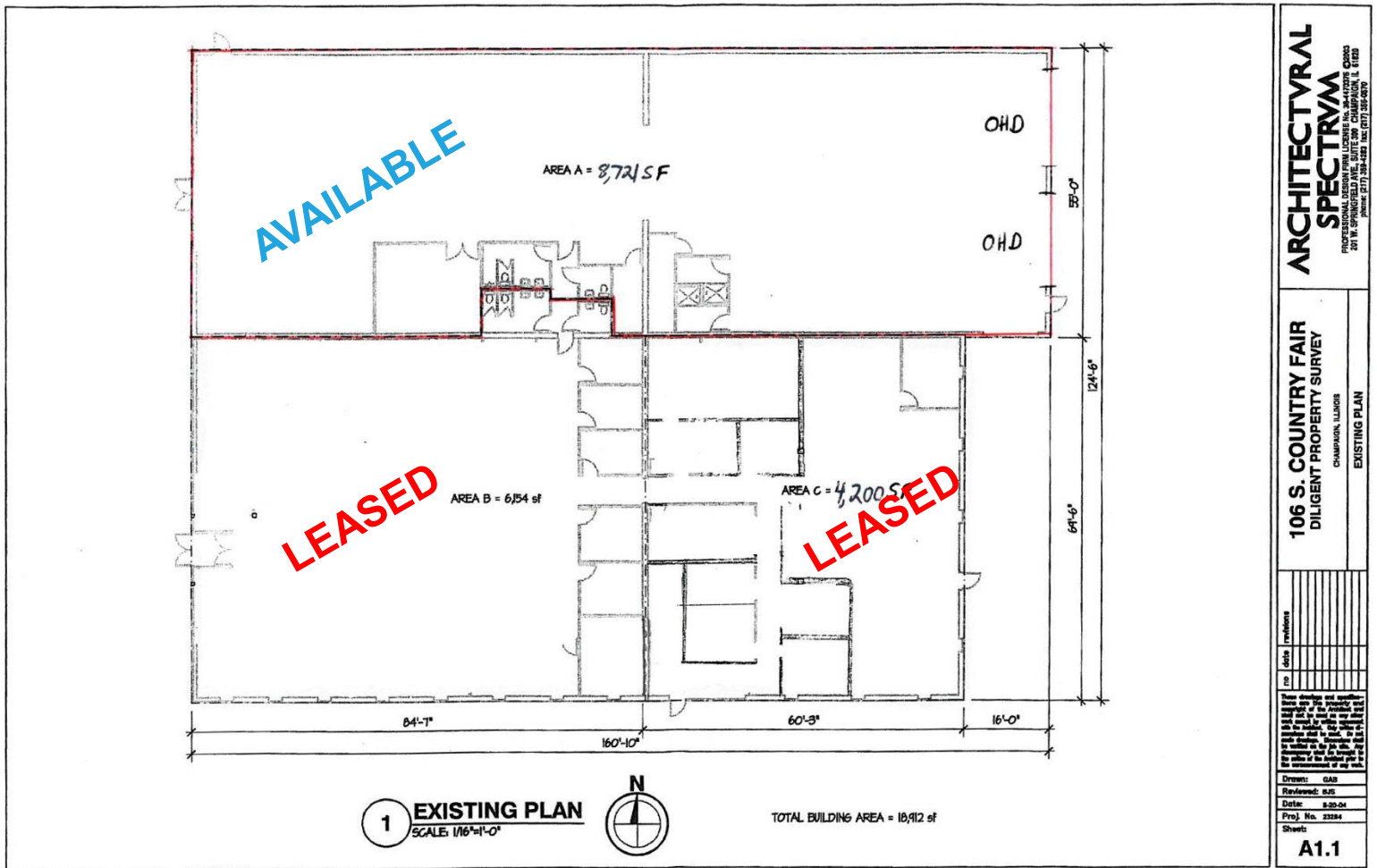
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FLOOR PLAN



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