FOR SALE

\$800,000





Property Information

LOT SIZE

RE

0.61 AC

\$7,626.66

TAX PIN

91-21-08-403-004, -003, -002, -001

ZONING

Varies

AREA DESCRIPTION

Subject property is located just off the corner of West University Ave (US 45/US 150) (20,800 VPD) & North Race Street (2,950 VPD) in Urbana just east of Carle Foundation Hospital (413-bed regional hospital/6,386 Employees) (#2 employer in the Champaign Co), just northeast of the University of Illinois (44,880 Grad/Undergrad Students, 13,857 Facility/Staff) (#1 employer in the Champaign Co), and 1 mile east of Presence Covenant Medical Center (210-Bed regional hospital/830 Employees) (#8 employer in Champaign Co). Access to I-74 is is available via University Ave, Lincoln Ave., and Cunningham Ave all within 2 miles.

PROPERTY DESCRIPTION

The property currently consists of four single family rental homes that sit on a total of 26,520 SF or .61 acres. Currently 506 N. Race is zoned B3-General Business while 508 – 512 N. Race is zoned R5- Medium -High Density Multi-Family. The property lends itself to redevelopment given its proximity to Carle Foundation Hospital & Crystal Lake Park.

AJ Thoma III, CCIM 217-403-3425 ajt@cbcdr.com



CBCDR.COM

FOR SALE \$800,000



Aerial



AJ Thoma III, CCIM 217-403-3425 ajt@cbcdr.com

