



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.BurchKiser.com

Urbana

102 W. University Ave.

Property For: **Sale**



DESCRIPTION

Redevelopment Property on the NWC of University Ave and Broadway Ave. Urbana, IL. This site was a former Service Station, and does have a No Further Remediation Letter from ILEPA recorded on the property. The property is very visible, and has a traffic count of 16,000 cars per day on University Ave. and 6,800 cars per day on Broadway Ave.

Leases:

- Billboard Lease with Adam's Outdoor: Rent is \$400 per month. Optional Take-Down Clause when property is sold.
- Red's Muffler Lease ends on March 31, 2024

SPECIFICATIONS

Lot Size:	12,998 sq. ft.
Building Size:	1,470 sq. ft.
PIN:	91-21-08-403-010
RE Tax:	\$8,044.40 (2022 Payable 2023)
Zoning:	B-3 General Business
Sale Price:	\$625,000

MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Seller
Office: 511 N Neil St., Champaign, IL 61820



GIS Webmap Public Interface Champaign County, Illinois



25 Feet

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