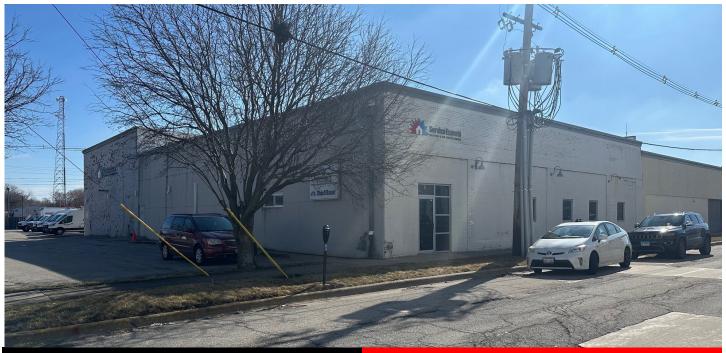


# BURCH KISER REAL ESTATE, LLC 520 N. Hickory St.

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

Real Estate For: Lease



### DESCRIPTION

Flexible Office/Shop building at the SEC of Columbia Street and Hickory Street, which is centrally located just north of Downtown Champaign and 1 block east of the Downtown Post Office.

The building was occupied for many years by a HVAC contractor. The building is divided into front office and the rear is shop space with a drive-in OH door. The building has ample off-street parking.

#### **Broker Owned**

### SPECIFICATIONS

Building Size:	9,592 Sq. Ft. with approx. 2,800 Sq. Ft of Office Space
Zoned:	CI (Commercial Industrial) City of Champaign
PIN:	42-20-12-284-001, 002 and 50% of 009 and 010
RE Tax:	\$8,575.10 (2022 Payable 2023)
Price:	\$5,600.00 per month, Single Net (RE Taxes)

#### **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 Lessor. Office: 511 N Neil St., Champaign, IL 61820



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