



**BURCH KISER  
REAL ESTATE, LLC**

**Champaign**  
**520 N. Hickory St.**

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

Real Estate For: **Lease**



**DESCRIPTION**

**SPECIFICATIONS**

**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**

**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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