



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

Property For: **Sale**



DESCRIPTION

SPECIFICATIONS

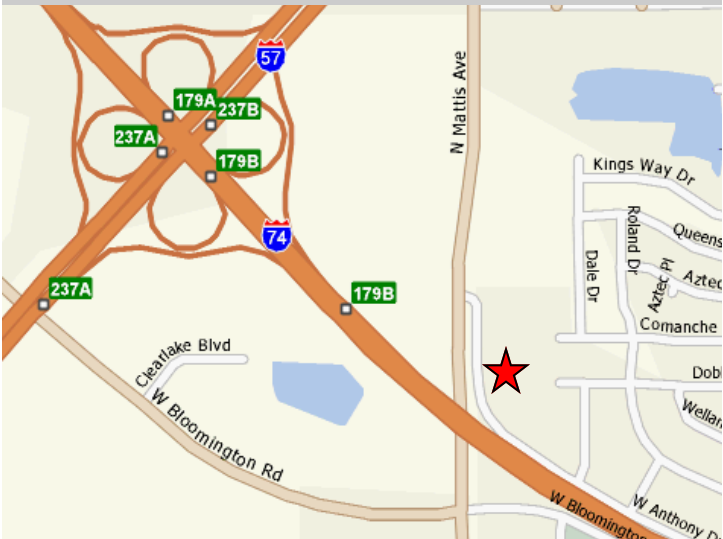
HIGH INTERSTATE VISIBILITY

Marketed as vacant ground

1.86 Acres zoned CG - Commercial (City of Champaign). Located at NE quad of I-74 and North Mattis Avenue, Champaign. I-74 exposure with great signage available.

- Frontage along Anthony Dr.
- Easy ingress / egress
- All Utilities to site
- Located across from the future medical campus for Carle Hospital
- Residential, multiple family, office, and retail development all taking place in immediate area
- Daily Traffic:

Mattis Avenue	15,000
Interstate 74	39,400
Anthony Drive	6,600
- Excellent visibility from I-74
- **Price: \$300,000**



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



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