



**DESCRIPTION**

**Flexible commercial building**

Located across Market Street from Market Place Mall. The Building is constructed of concrete block with the west and south walls faced with brick. The shop addition is frame construction. The property has good street presence, ample off-street parking, high traffic count, great access to the Interstate System, and room for expansion.

**SPECIFICATIONS**

**Lot Size:** 90'x 283' = 25,470 sq.ft.

**Building Size:** 6,880 sq.ft.

**4 OH Doors:** (2) - 12'W x 10.5'H,  
(1) - 12'H x 16'W,  
(1) - 8'H x 8'W

**Eave Height:** 14'

**PIN:** 46-21-06-102-001

**RE Tax:** \$7,936.54  
(2024 payable 2025)

**Zoned:** CI – Commercial Industrial  
(City of Champaign)

**Real Estate Price:** \$524,900

**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