

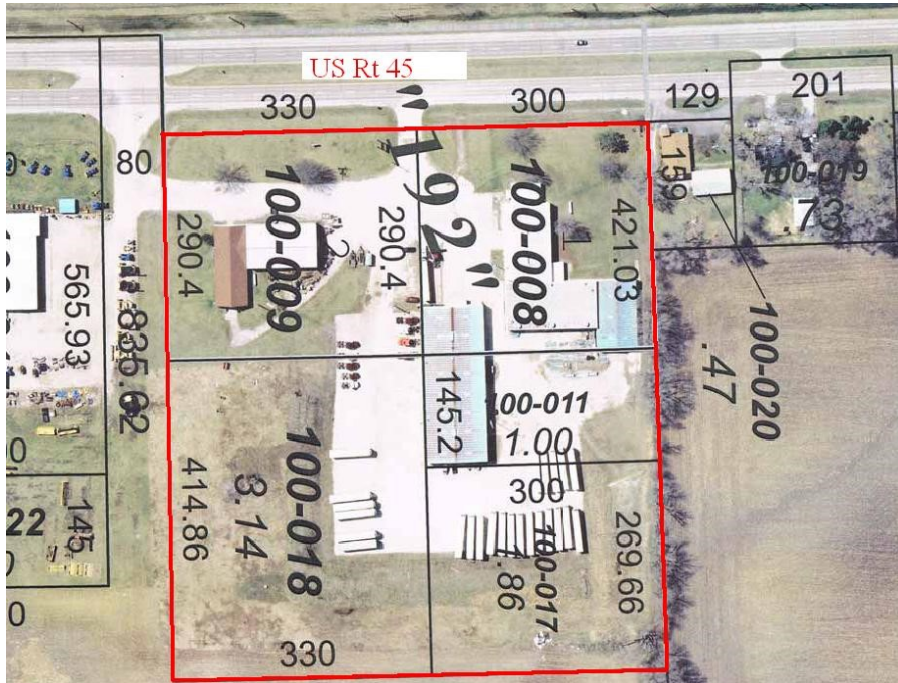


# BURCH KISER REAL ESTATE, LLC

4712 - 4812 N. Cunningham Ave.

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

Property For: **Sale or Lease**



## DESCRIPTION

This property is conveniently located on Route 45, just north of Interstate 74. Ample parking is provided for cars and trucks. Excellent opportunity for a truck shop, distribution, or service business.

## SPECIFICATIONS

- BUILDING SIZE:** North Building: 18,525 sq.ft.  
Middle Building: 16,000 sq.ft.  
South Building: 9,270 sq.ft.
- LAND:** 10 Ac Approx (630'x 705.26')
- UTILITIES:** Well, Septic, and Propane
- ZONED:** B-4 General Business in Champaign County
- PIN:** 25-15-27-100-008, 009, 011, 017, & 018
- RE Taxes:** \$23,066.84 (2011 payable 2012)
- Lease Price:** South Bldg: \$2.00/ sq. ft. NNN  
Middle/North Bldg: \$3.00/ sq. ft. NNN
- SALE PRICE:** \$800,000

## 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.



## North Building



## Middle Building



## South Building

