



BURCH KISER REAL ESTATE, LLC

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

Champaign

501 - 503 E University Ave.

Property For: **Sale**



DESCRIPTION

Property is being sold subject to a perpetual easement for the existing Billboard on site and in As-Is Condition.

Prime Commercial Property on the SEC of University Ave and 5th Street. The property is located on the north edge of the University of Illinois Campus and has many potential uses. Keep the existing buildings for your use, or rental or redevelop the site.

Traffic Count: 23,800 cars per day

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

SPECIFICATIONS

Land Size: 132' x 132' = 17,424 sq. ft.

Improvements:

501 E. University Ave:

Building 1: 28' x 90' = 2,520 sq. ft.

Shed: 30' x 31' = 930 sq. ft.

503 E. University Ave:

Building: 50' x 60' = 3,000 sq. ft.

Zoned: CG - Commercial General
(City of Champaign)

PIN: 46-21-07-380-001, 002

RE Tax: 001: \$4,387.14
002: \$3,377.62
(2014 Payable 2015)

Price: \$700,000



