

**Fully Leased, Renovated Mixed-
Use Investment | 7% Cap Rate**



The Stephen's Building

Urbana, IL

- 7% Cap Rate
- \$115K Gross Income
- 4 Apartments + 2 Commercial Suites
- 100% Occupancy
- Renovated 2013
- B-4 Zoning (Downtown Mixed-Use)
- 7,750 SF building Size
- Land Area: 0.12 AC
- 2 Stories
- Masonry Construction

