



Land
 Status: **ACTV**
 Area: **6007**
 Address: **2501 W Bradley Ave , Champaign, IL 61822**
 Directions: **West on Bradley from Mattis Ave, then on left. Land with garage.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **125X165**
 Ownership: **Fee Simple**
 Corp Limits: **Champaign**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: -

MLS #: **12088982** List Price: **\$85,000**
 List Date: **06/24/2024** Orig List Price: **\$85,000**
 List Dt Rec: **06/24/2024** Sold Price:
 Contract Date:
 Financing:
 Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **12/12**
 Concessions:
 Contingency:
 County: **Champaign**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Check out this .47 acre land across from Parkland College. Zoned MF1 (Multi-family) to build low density apartments, duplexes, or a single family home. There's an existing 2 car garage on site with electrical service plus additional concrete parking spaces included. The lot was recently cleared of all trees with all the stumps removed. Architectural plans and engineering plans are also available for buyers interested in building 5 attached townhomes compliant with current zoning. Ready for development.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Unit 4 Of Choice (4)	Special Assessments: Unknown	Amount: \$2,112.90	Waterfront: No
Junior High: Champaign/Middle Call Unit 4 351-3701 (4)	Special Service Area: No	PIN: 412010100028	Acres: 0.47
High School: Centennial (4)	Zoning Type: Multi-Family	Mult PINs: No	Appx Land SF:
	Actual Zoning: MF1	Tax Year: 2023	Front Footage: 125
		Tax Exmps: None	# Lots Avail:
			Farm: No
			Bldgs on Land?: Yes

Legal Description: **LOT 2 BRADLEY RIDGE, SUB MINOR SUB OF**

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: .25-.49 Acre	Frontage/Access: City Street	Style of House:
Lot Size Source: County Records	Driveway: Concrete	Basement Details:
Pasture Acreage:	Road Surface: Concrete	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc: Cleared	Min Req/SF (2):	Utilities to Site: Electric to Site, Sanitary Sewer Nearby, Water-Nearby
Land Amenities:	Other Min Req SF:	General Info: None
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements: Garage/s	Loans:	Backup Info:
Current Use: Residential-Multi-Family	Equity:	Possession: Closing
Potential Use:	Relist: 	Sale Terms:
Location:	Seller Needs:	
Known Liens:	Seller Will:	

Broker Private Remarks: **All prior easement concerns have been resolved and recorded. The neighboring apartments have easement use of the entrance driveway and no other easement.**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: Supra - Blue iBox (Located at Garage)
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None
Buyer Ag. Comp.: 3% (Gross Sale Price)	Addl. Sales Info.: None	Broker Notices:
Showing Inst: Drive By.	Cont. to Show?:	Expiration Date: 06/23/2025
Owner: OOR	Ph #:	Broker Owned/Interest: Yes
Broker: Coldwell Banker R.E. Group (95131) / (217) 351-1988		
List Broker: Jeremy Brandow (952306) on behalf of The Jeremy Brandow Team (T14472) / (217) 378-7434 / jbrandow@coldwellhomes.com		
CoList Broker: Craig Swanson (950021) / (217) 351-1988	More Agent Contact Info:	

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MLS #: 12088982 Prepared By: Jeremy Brandow for The Jeremy Brandow Team | Coldwell Banker R.E. Group | Cell: (217) 841-6203 | 07/05/2024 03:57 PM