



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**FREESTANDING FORMER
BANK / OFFICE & RETAIL**
\$349,000

FOR SALE



1203 S Mattis Ave.

Champaign, IL 61821

1,922 SF

OFFICE / RETAIL

BUILDING SIZE

1,922 SF

SALE PRICE

\$349,000

LOT SIZE

0.44 AC

TAX PIN

44-20-15-432-016

TRAFFIC COUNTS

Mattis Ave – 11,100
AADT
Sangamon Dr– 1,850
AADT

ZONING

CN- Commercial
Neighborhood

PROPERTY DESCRIPTION

1203 S Mattis Avenue is a ± 1,922 SF freestanding building constructed in 1974 and fully remodeled in 2018. The interior includes three private offices, a conference room with kitchenette, a reception area with teller desk, multiple storage rooms, and two restrooms. The property also features a drive-thru lane, pylon signage along Mattis Avenue, and 10 rear parking spaces.

Originally designed as a bank branch, the layout, size and location provides an adaptable footprint suitable for a wide range of uses, including office or retail. There are no deed restrictions limiting use by banks or financial institutions.

AREA DESCRIPTION

Mattis Avenue is a well-travelled, easily accessible north-south corridor running through the heart of Champaign. The property benefits from a strategic location surrounded by established retail, office and residential development, providing strong daytime and neighborhood traffic. Nearby tenants include Little Caesars, Panera Bread, PNC Bank, Jimmy John's, Starbucks, and several other national and local businesses.



JOSH MARKIEWICZ, CCIM

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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
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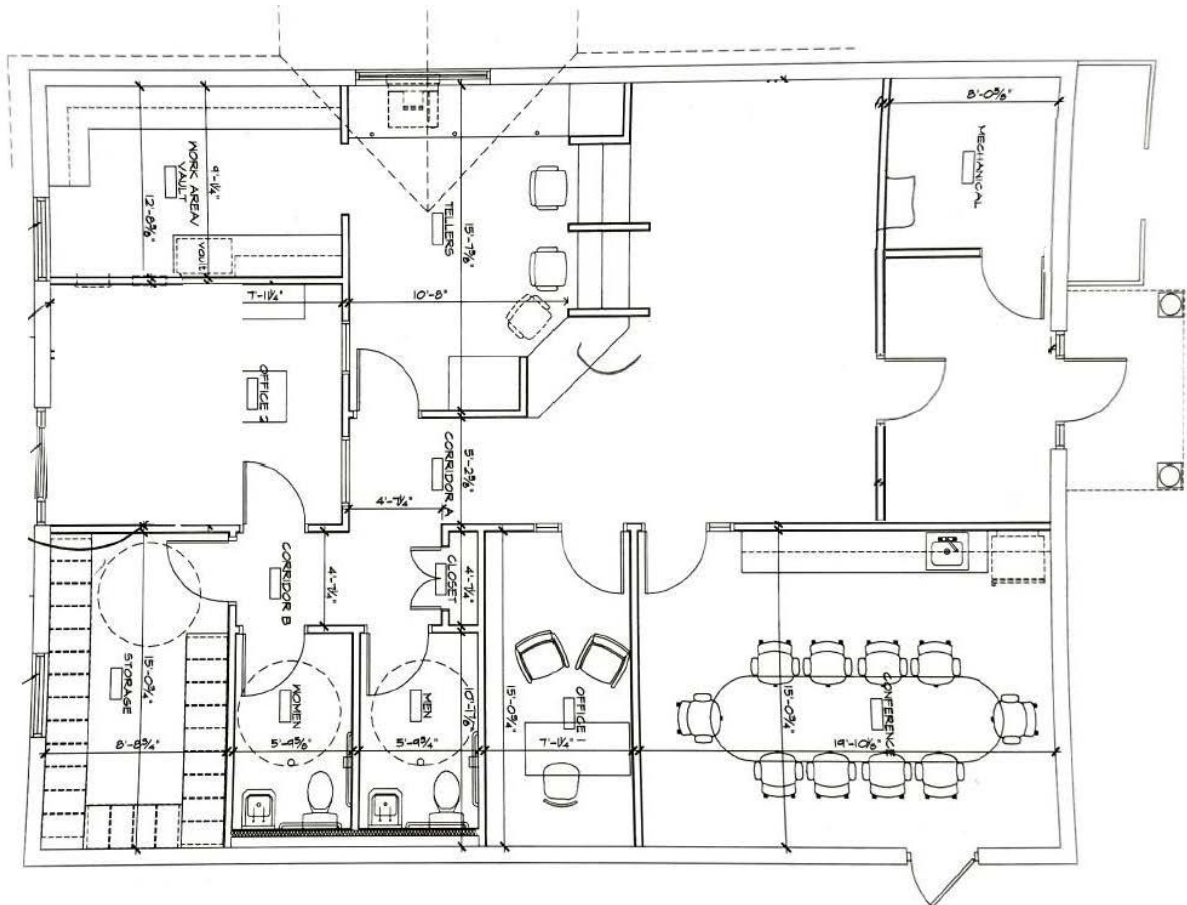


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FLOOR PLAN



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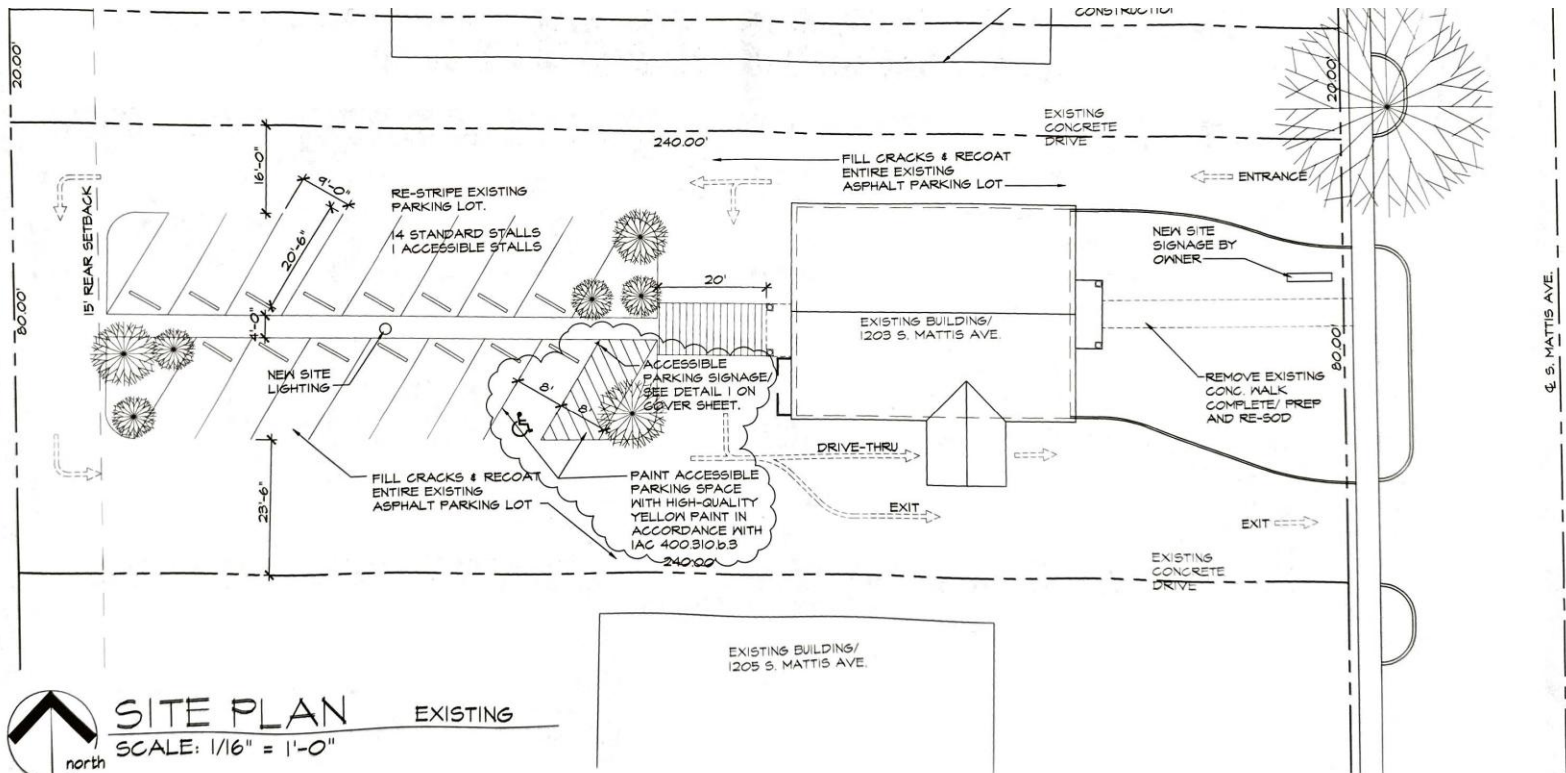


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SITE PLAN



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