



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PRIME DEVELOPMENT PARCEL/OFFICE RENTAL

Sale Price: \$395,000.00 | Lease Price: \$8.00/SF Gross

SALE / LEASE



102 W. Lincoln Ave.,

Charleston, IL 61920

1,800 SF **SALE/LEASE** **LAND/OFFICE**

SALE PRICE

\$395,000.00

LOT SIZE (AC)

+/- 0.47 AC

TAX PIN

02 2 08895, 86, 87

REAL ESTATE TAX

\$6,753.40 - 2022

BUILDING SIZE

1,800 SF

PARKING

14 Spaces

ZONING

Commercial

YEAR BUILT

1960

PROPERTY DESCRIPTION

Property consists of 3 buildings, with 3 of the 4 units leased and 900 SF office suite available for lease. Leases are short term giving developer flexibility on future development and potential to expand to 1.03 acres.

Major Property Benefits

- Corner Lot
- 17,700 Traffic Count
- 166' – 277' Frontage
- .47 – 1.03 Acres
- Close to Campus

AREA DESCRIPTION

Located in the heart of Charleston's business/retail district along Lincoln Ave. (Rt. 16), just west of Eastern Illinois University. This location features a 166' frontage along busy W. Lincoln Ave., which has an annual average traffic count of 17,000.



LARRY KUCHEFSKI

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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
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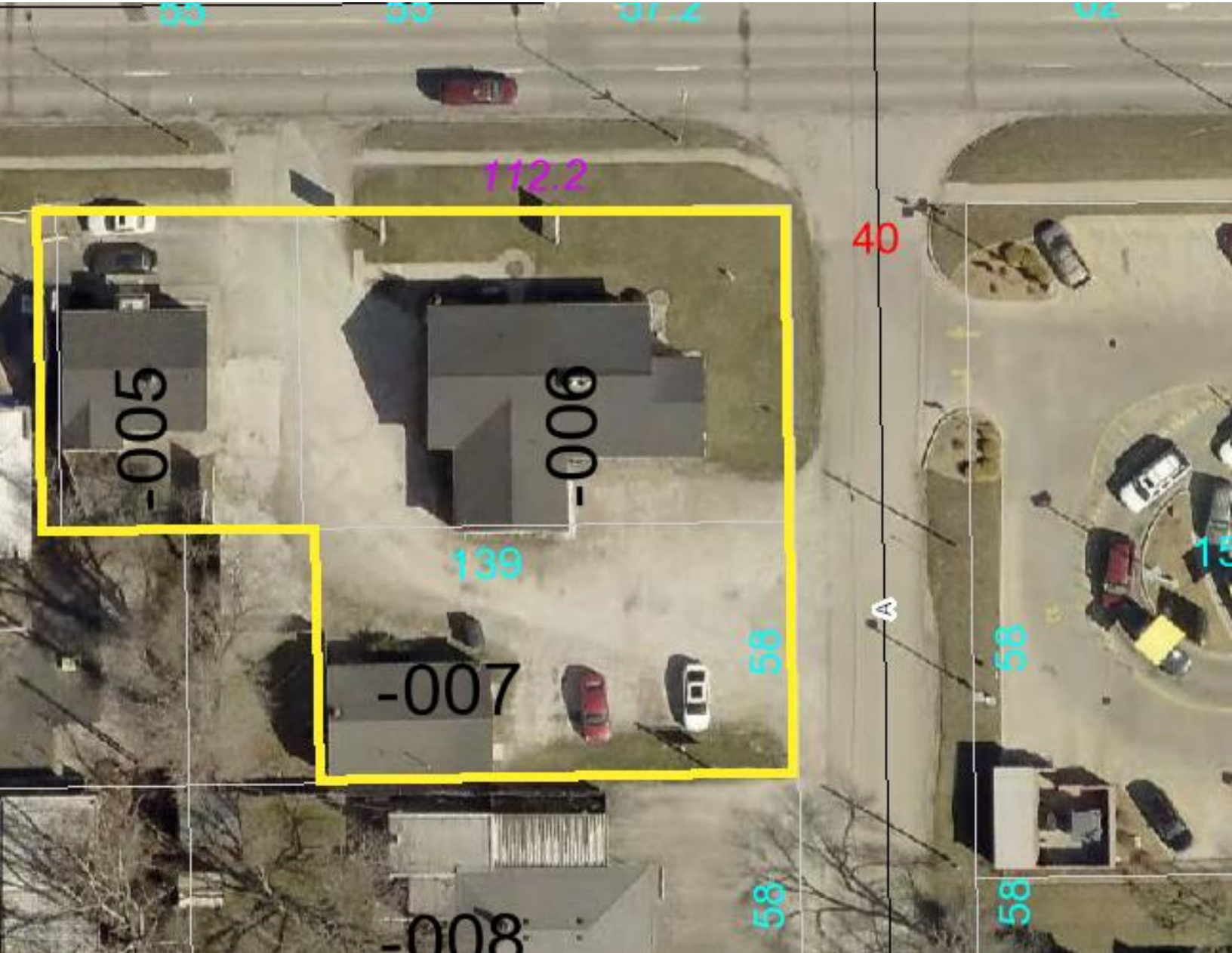
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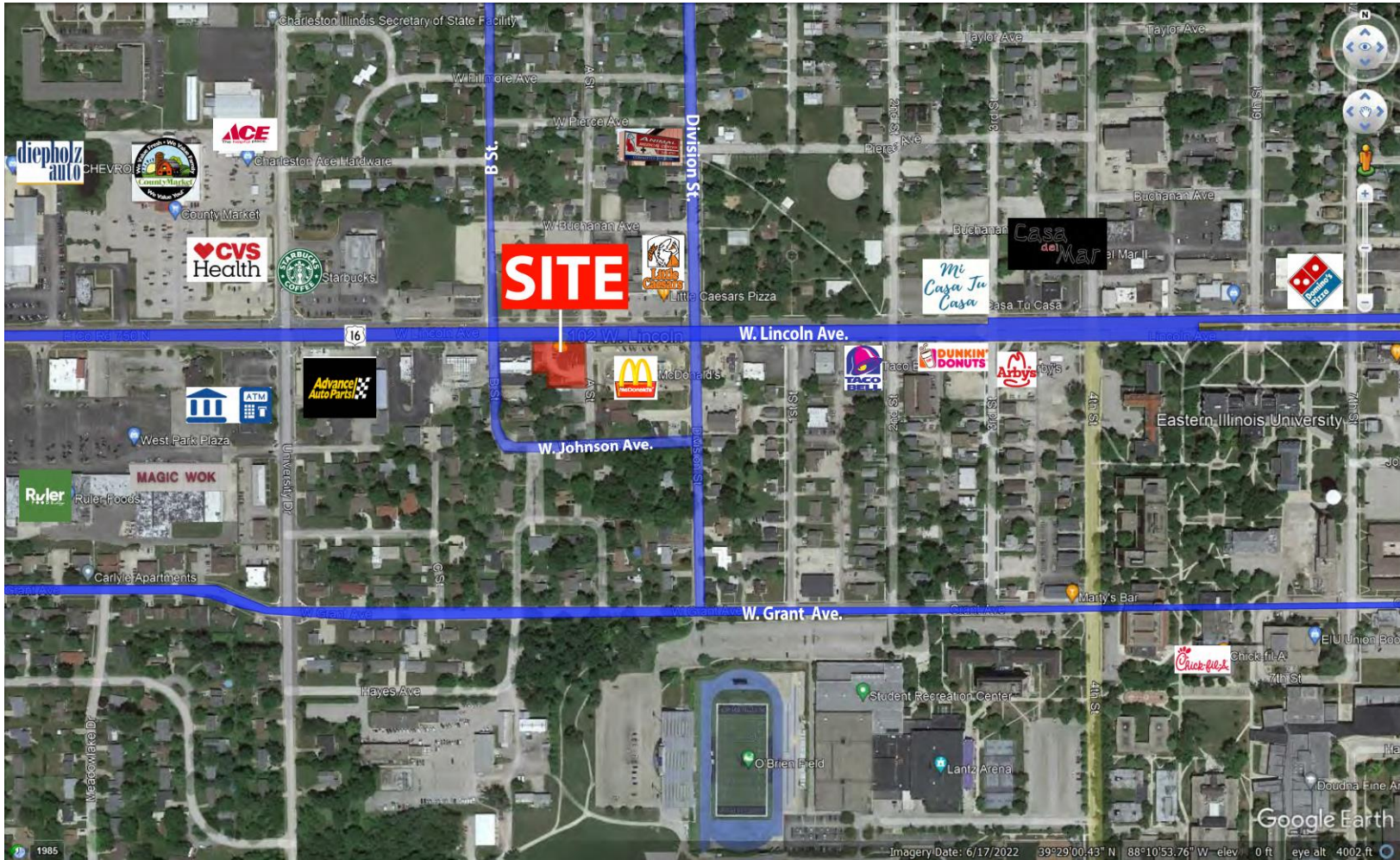
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