



BURCH KISER REAL ESTATE, LLC

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

Champaign

1212 N. Prospect Ave. & 815 Dennison Dr.

Real Estate For: **Sale**



DESCRIPTION

Redevelopment property

Leases:

Enterprise Rent-a-Car:

- Lease is up Dec 31, 2026.
- Rent \$3,500 per month modified NNN.

Adams Outdoor:

- Lease is 10 years that can be cancelled by either party with 90 days notice.
- Rent is \$2,450 Annually

Property owner Leases a strip of property from Norfolk Southern for \$800 per year for a chain link fence that is on the Railroad property.

SPECIFICATIONS

Lot Size: Approximately 2.15 Acres

Building Size: 2,460 Sq. Ft.

Zoned: Commercial General
(City of Champaign)

PIN: 41-20-01-354-001 & 002

RE Tax: \$18,525.48 (2023 payable 2024)

Price: \$1,475,000
(Sale subject to Tenants rights)

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 Lessor.

Office: 511 N Neil St., Champaign, IL 61820



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