

LOT FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**3506 N Cunningham Ave.,
Urbana, IL 61802**

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PROPERTY OVERVIEW

Subject property is a 5.23± Ac site in Northeast Urbana with over 675' of frontage on Cunningham Ave (US Route 45). This six (6) parcel site is currently zoned B-4 & AG-2 (rezoning process can occur) per Champaign County. There are currently six (6) residential dwellings (leased on a month to month basis | gross revenue of \$2,000/mo) on the site. The land and structures are being sold in "AS IS, WHERE IS" condition and no showings are allowed to occur without an accepted offer. Please do not disturb the current tenants.

Urbana-Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

PROPERTY INFORMATION

Address	3506 N. Cunningham Ave. Urbana, IL 61802
Sale Price	\$495,000
Lot Size	5.23± Ac
Tax Pin	25-15-33-278-001, -002, -003, -004, -005, -006
Zoning	B-4, General Business District & AG-2, Agriculture District*
RE Tax	14,920.85-2022



*Ground can be rezoned to match existing zoning

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PARCEL MAP



LOT FOR SALE

AERIAL



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CONTACT



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INVESTMENT HIGHLIGHTS

- 675' Of Frontage on US Route 45
- 1 Mile from I-74
- County Zoning & Taxes
- All Utilities to Site