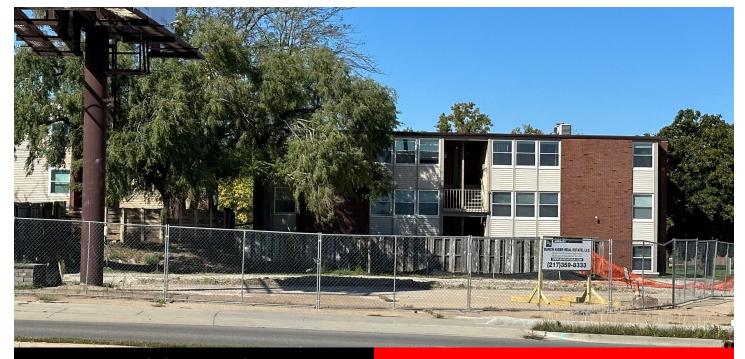


102 W. University Ave.

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

Property For: Sale



DESCRIPTION

Redevelopment Property on the NWC of
University Ave and Broadway Ave. Urbana, IL.
This site was a former Service Station, and does have a No Further Remediation Letter from
ILEPA recorded on the property. The property is very visible, and has a traffic count of 16,000 cars per day on University Ave. and 6,800 cars per day on Broadway Ave.

Lot Size
PIN:

Leases:

 Billboard Lease with Adam's Outdoor: Rent is \$400 per month. Optional Take-Down Clause when property is sold.

SPECIFICATIONS

Lot Size: 12,998 sq. ft.

PIN: 91-21-08-403-010

RE Tax: \$8,586.20 (2023 Payable 2024)

Zoning: B-3 General Business

Sale Price: \$550,000

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



