



# BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate  
Brokerage / Management Services  
[www.BurchKiser.com](http://www.BurchKiser.com)

# Urbana

## 102 W. University Ave.

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.

### Leases:

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

## SPECIFICATIONS

<b>Lot Size:</b>	12,998 sq. ft.
<b>PIN:</b>	91-21-08-403-010
<b>RE Tax:</b>	\$8,586.20 (2023 Payable 2024)
<b>Zoning:</b>	B-3 General Business
<b>Sale Price:</b>	\$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





BURCH KISER  
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Urbana  
102 W. University Ave.

GIS Webmap Public Interface Champaign County, Illinois



25 Feet  
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