

REDEVELOPMENT OPPORTUNITY



**2702 - 2708 N Cunningham Ave.
Urbana, IL 61802**

AJ Thoma III, CCIM, SIOR
Senior Vice President

C: 217.520.3299
O: 217.403.3425
E: AJT@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial® logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

REDEVELOPMENT OPPORTUNITY



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

REDEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this redevelopment opportunity on Rt. 45/Cunningham Ave & Airport Rd in Urbana. The subject property is comprised of three (3) parcels on roughly 1.48 acres.

2704 N. Cunningham is a 5,600± SF office/warehouse building constructed in 1989 that was originally utilized as a carpet store and most recently converted and used as an office for Riley Manufactured Homes. Riley Manufactured Homes will transition their office on additional parcels they own south of the subject. This building is currently configured with: 14 private offices, 2 larger conference rooms, kitchen, and Mezzanine storage. The building is fully conditioned and was last remodeled around 2008. Prior uses for the building included a significant amount of warehouse space in the rear of the building which has since been converted to office use. The 10' x 10' overhead door remains and a small garage area consisting of 13' clear heights.

Parcel -022 is vacant and has no permanent structures. Parcel -039 will be split according to the Parcel Map prior to closing. Currently Parcel(s) -001 (2708 N Cunningham) & -039 reside in the county and are zoned B-4, General Business. Parcel(s) -021 & -022 are already annexed into the City of Urbana and have B-3, General Business District Zoning.

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	2702 N. Cunningham Ave. Urbana, IL 61802
Sale Price	\$600,000
Building Size(s)	5,594 SF
Lot Size	±1.48 Acres
Tax Pin	91-21-04-201-021, -022, 30-21-04-201-039 (part of)
Zoning	B-3, General Business District & B-4, General Business (county zoning)*
RE Tax	\$25,554.56-2024

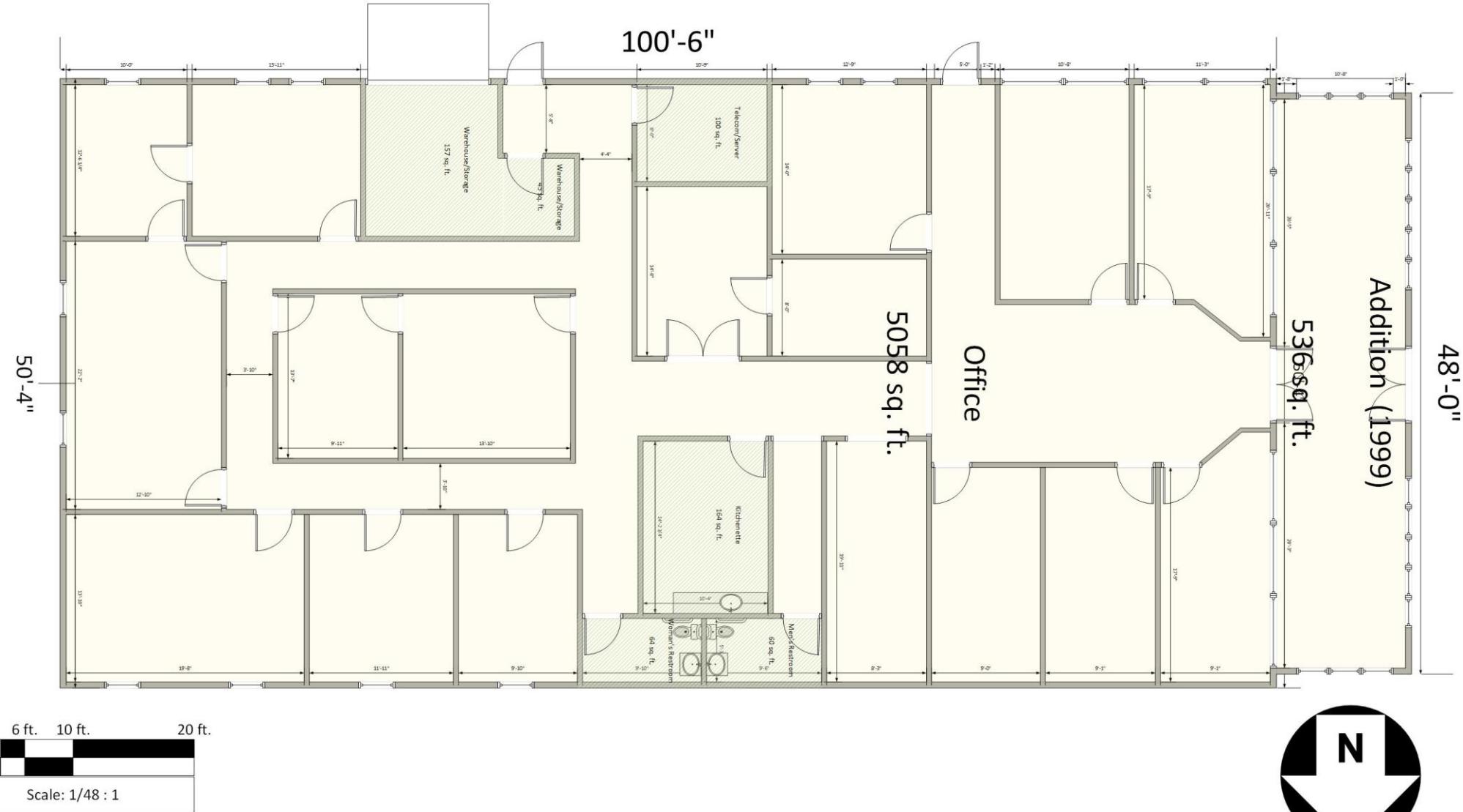


*Parcel -039 are currently located in the county and subject to county zoning

REDEVELOPMENT OPPORTUNITY



Floor Plan – 2704 N. Cunningham Ave



REDEVELOPMENT OPPORTUNITY

PARCEL MAP

GIS Webmap Public Interface Champaign County, Illinois



REDEVELOPMENT OPPORTUNITY



AERIAL



REDEVELOPMENT OPPORTUNITY



CONTACT



**COLDWELL BANKER
COMMERCIAL**
—
**DEVONSHIRE
REALTY**

AJ Thoma III, CCIM, SIOR

Senior Vice President

Commercial Brokerage

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



INVESTMENT HIGHLIGHTS

- Redevelopment Opportunity
- ½ Mile from I-74