



## INVESTMENT PROPERTY

**1007 & 1007 ½ W. PARK AVENUE – CHAMPAIGN, IL**

**SOLD**

### **DUPLEX FOR SALE - \$199,000**

**Great location in West Central Champaign neighborhood, just west of Prospect between University & Church.**

#### **SIZE**

Total Duplex = 3,029 SF +/-  
Lot Size = 9,583 SF

#### **LEASE INFORMATION**

1007 is currently leased.

**1007 ½ IS AVAILABLE FOR LEASE.**

#### **GENERAL DESCRIPTION**

2-unit duplex  
3 bedrooms, 1 bath in each unit  
2-car detached garage  
First Floor: LR, DR, Kitchen, and Laundry  
Second Floor: 3 Bedrooms, 1 Full Bath  
Basement: Each unit has full, unfinished basement  
Each unit has wood-burning fireplace  
Natural Gas Heat

#### **ZONING**

SF1 – Single Family Residential  
Legal nonconforming use

#### **TAX INFORMATION**

PIN #: 42-20-11-431-005  
2009 RE Taxes: \$3,810.00



#### **harVestco, LLC**

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