



harVestco
Real Estate Marketers & Managers

REAL ESTATE

1217 North Prospect - Champaign, IL

SOLD!

Available

Investment Property

Lot Size – 28,016 SF

Building Size – 1,802 SF with restaurant build out

Building remodeled in 2006

For an outstanding investment package, this location could be combined with 306 S. Gilbert, Danville, IL for a total price of \$999,000.00

Sale

\$479,000.00

Lease Information

Leased: Current lease through August 2007 at \$31,200/YR/NNN + 5% override

September 2007 through August 2012 - \$33,600/YR/NNN + 5% override

Options: September 2012 through August 2017 - \$36,000/YR/NNN + 5% override

September 2017 through August 2022 - \$40,800/YR/NNN + 4% override

September 2022 through August 2027 - \$43,200/YR/NNN + 4% override

PIN # - 41-20-02-476-017

2005 Taxes - \$7,866.32

EAV - \$104,220



Contact Brian Swartz at (217)-840-2602 or email bswartz@harvestco.com for more information on this listing.

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