



**harVestco**  
Real Estate Marketers & Managers

## REAL ESTATE

### 1308 W. Washington Street- Champaign, IL

#### FOR SALE

\$135,000

#### LEASE INFORMATION

Both units are currently leased at \$500/month

*\*Property can be purchased individually or as part of an investment package.*

#### SIZE

1,960 SF duplex with full, unfinished basement on 6,600 SF lot

#### LEGAL DESCRIPTION

Lot 10 Robinson & Turpin's Replat

#### TAX INFORMATION

PIN # - 41-20-11-181-015

2006 Taxes - \$20.00

#### ZONING

SF2 – Two Family

#### LOCATION

Home is located in an established residential area in north central Champaign. Close to schools, shopping & other commercial areas.

#### GENERAL DESCRIPTION

One-story brick duplex with two bedrooms & one bath in each unit. One unit has overhead door in basement that could facilitate single car garage. Home was built in 1956.



#### For more information on this property contact:

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