



INVESTMENT PROPERTY

1413 NORTH PROSPECT AVENUE - CHAMPAIGN, IL

SALE

\$295,000.00

SIZE

14,042 SF Commercial Site
1,392 SF Building

LOCATION

Highly visible (corner of Prospect & Frances)
Near I-74/N Prospect
Ample Parking – new asphalt

LEASE INFORMATION

\$2,800/MO/NNN - April 1, 2009 through March 31, 2010
\$2,300/MO/NNN - April 1, 2010 through March 31, 2014

ZONING

CG – Commercial General; provides for a wide range of retail, service, office & commercial uses. A high-intensity commercial district. CG generates high levels of traffic.

TRAFFIC COUNTS

25,800 (2003)

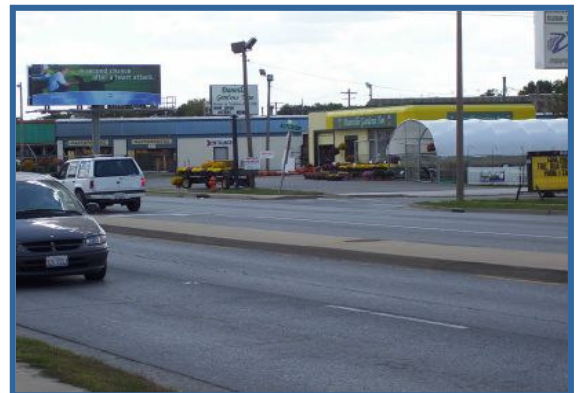
TAX INFORMATION

PIN # - 41-20-02-476-007
2008 Taxes - \$4,462.58

For more information on this property contact:

Brian Swartz – 217-840-2602

Email – bswartz@harvestco.com



harVestco, LLC
2813 North Rising Road, Suite 100
Champaign, IL 61822
Phone: 217-355-2085
Fax: 217-355-2578
Email: inquire@harvestco.com
www.harvestco.com

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