



## INVESTMENT PROPERTY

### 1420 NORTH NEIL STREET - CHAMPAIGN

#### SALE

\$1,599,000.00

#### LEASE INFORMATION

Currently leased through 1-31-2012  
Lease Terms - \$12,883.33/MO/NNN\* (Landlord responsible for roof, rooftop mechanicals, parking lot. Tenant responsible for all other maintenance.)

Billboard Lease = \$3,800.00 per year through 6-30-2028

#### SIZE

Total Building = 14,000 SF  
Lot – 1.47 Acres

#### LOCATION

Highly visible location near I-74/Neil Street intersection

#### DESCRIPTION

Large asphalt parking lot  
Building new in December 1988  
New Roof with 15 year guarantee

#### TAX INFORMATION

PIN # - 41-20-01-426-008  
2008 Taxes - \$20,314.76

For more information on this property contact:

Brian Swartz – 217-840-2602  
Email – [bswartz@harvestco.com](mailto: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](mailto:inquire@harvestco.com)  
[www.harvestco.com](http://www.harvestco.com)

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