



# COMMERCIAL PROPERTY

**4100 W BRADLEY AVE (SE CORNER BRADLEY & STALEY) - CHAMPAIGN, IL**

## COMMERCIAL DEVELOPMENT SITE

### SALE

\$1,990,000.00

### SIZE

11.73 Acres

### LEGAL DESCRIPTION

Lot 501 Sawgrass Subdivision Phase 5, as per plat recorded as document #2004R24626, Champaign

### LOCATION/GENERAL DESCRIPTION

Great location! Ready for development on high-traffic corridor. Adjacent to Sawgrass Subdivision and across the street from Boulder Ridge Subdivision.

### ZONING

Commercial Neighborhood, City of Champaign

### UTILITIES

Property served by all public utilities.

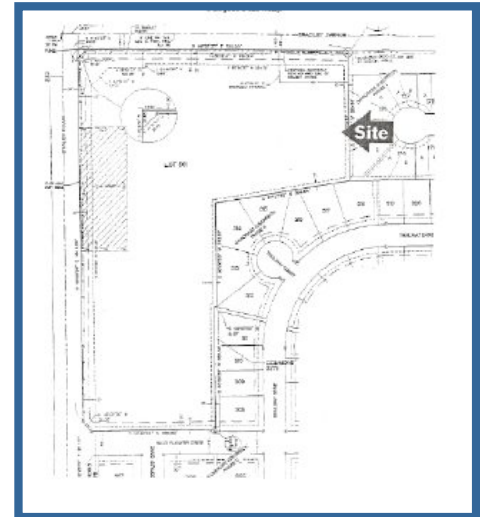
### TRAFFIC COUNTS

10,000+/day (2005)

### TAX INFORMATION

PIN # - 41-20-09-100-006

2010 Taxes – \$300.40



For more information on this property contact:

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