



COMMERCIAL PROPERTY

826 West Champaign Ave – Rantoul, IL 61866

OFFICE BUILDING WITH OUT-LOTS

SALE or LEASE

Sale - \$550,000

Lease - \$5.00/S.F. NNN

SIZE

Bldg – 11,000 SF

Lot – 5.38 +/- Acres

LOCATION/DESCRIPTION

Former bank building with excellent visibility in high-traffic area, located off Interstate 57 and Illinois State Route 136. Neighboring businesses are Wal-Mart, Days Inn, restaurants, and service businesses.

ZONING

C2 – Commercial – Village of Rantoul

UTILITIES

Water, Sanitary & Electric all supplied by the Village of Rantoul

TRAFFIC COUNTS

12,600 vehicles per day

TAX INFORMATION

PIN # - 20-09-04-228-025

2007 Taxes - \$10,604.06



For more information on this property contact:

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