



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# GREAT INVESTMENT OPPORTUNITY! OFFICE/RETAIL SPACE

SALE PRICE: UNDISCLOSED



FOR SALE

## 1807 W. BRADLEY AVENUE

Champaign, IL 61821

10,105 SF

RETAIL

OFFICE

### SALE PRICE

Undisclosed

### BUILDING SIZE

10,105 SF

### LOT SIZE ACRES

1.04 AC

### LOT SIZE SF

43,386.68

### NOI

\$158,502

### REAL ESTATE TAXES

\$27,949.60

### YEAR BUILT

2019

### ZONING

CG - Commercial General

### TAX ID NUMBER

41-20-10-225-003

### RENT ROLL AVAILABLE

## PROPERTY DESCRIPTION

**Great Investment Opportunity – 100% Occupancy!**

Four inline units currently being occupied by the Armed Forces Career Center with 4,605 SF; Master Nails Salon with 1,650 SF; Ladies First Beauty Supply with 1,650 SF and Joe's Liquor Store with 2,200 SF. Each unit has a flexible floor plan. The site has great street visibility and offers 34 spaces for on-site parking.

### Traffic Counts:

Mattis Ave: 17,800 CPD

W. Bradley: 15,800 CPD

## AREA DESCRIPTION

Across from Parkland College. Area businesses include Kraft Foods and several office, retail, and light industrial business at the Mattis Commercial Park. Easy access with interstates nearby.



**JAY SIKORSKI**

217-352-7712

[jas@cbcdr.com](mailto:jas@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor

Champaign, IL 61820

217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# GREAT INVESTMENT OPPORTUNITY! OFFICE/RETAIL SPACE

SALE PRICE: UNDISCLOSED

FOR SALE

## AERIAL



**JAY SIKORSKI**  
217-352-7712  
[jas@cbcdr.com](mailto:jas@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5\_NAT\_2/22