

GREAT INVESTMENT OPPORTUNITY! OFFICE/RETAIL SPACE

SALE PRICE: UNDISCLOSED



1807 W. BRADLEY AVENUE

Champaign, IL 61821

10,105 SF	RETAIL		OFFICE	
SALE PRICE	BUILDING SIZE 10,105 SF			
Undisclosed				
LOT SIZE ACRES	LOT SIZE SF			
1.04 AC	43	3,386.6	8	
NOI	R	EAL ES	ΤΑΤΕ ΤΑΧΕ	S
\$158,502	\$2	27,949.	60	
YEAR BUILT	Z	ONING	,	
2019	С	G - Co	mmercial Ge	neral
TAX ID NUMBER	R	ENT RC	OLL AVAILA	BLE

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.

41-20-10-225-003



JAY SIKORSKI 217-352-7712 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

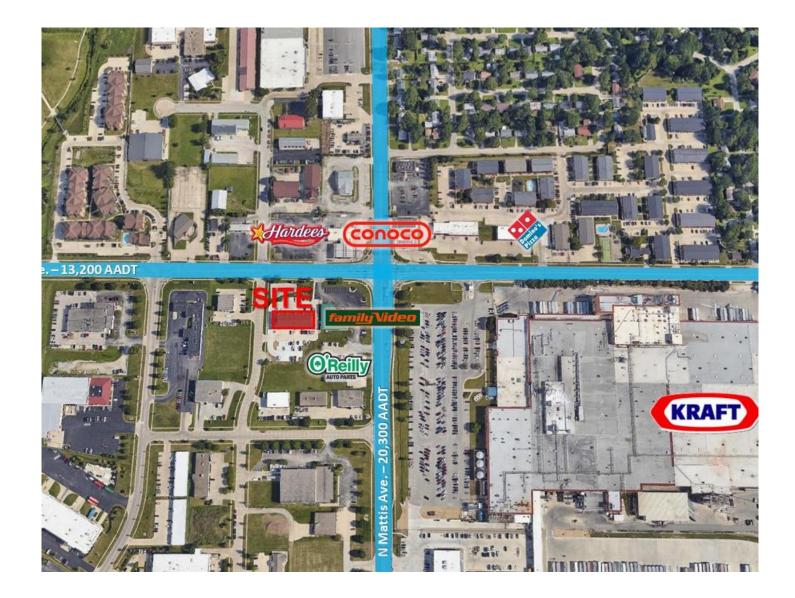




GREAT INVESTMENT OPPORTUNITY! OFFICE/RETAIL SPACE

SALE PRICE: UNDISCLOSED







JAY SIKORSKI 217-352-7712 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