



FOR SALE

3,014 SF AVAILABLE CHAMPAIGN, IL

Key Features

- Parcel size: .44 acres
- Prime corner lot with easy access to Interstate 74
- Immediate area features a mix of both commercial and residential

Property Highlights

- Repurpose the existing building to meet your business needs
- Great opportunity for QSR, retail, auto, etc.
- Great visibility at a lighted intersection with multiple points of ingress and egress
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	RE Taxes	Zoning	Asking Price
41-20-11-230-020	\$16,476.52	CN	\$500,000



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