



Prepared For You By:
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kw THE REAL ESTATE
CENTER of ILLINOIS
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Commercial/Industrial **2137044 P**
BUSINESS ONLY

502 E JOHN
CHAMPAIGN, IL 61820

Unit #/Level: / \$50,000

Region: 07 Area: 1 Grid: 55



| | | |
|--------------------|---------------------|-----------|
| Subdivision: | County: | CHAMPAIGN |
| Near: | Town: | Yes |
| Lot Size: 33 X 132 | Zoning: | CG |
| Acres: | Conforming Y/N: | Yes |
| Apx Age: 60 | Current Use: | |
| Year Built: 1950 | Fire Protect. Dist: | |
| PIN: 00000000 | | |

SITE DATA

Dimensions: 30 X 40
Total Square Feet: 1200

UTILITIES

Utility Company: AMEREN
Electric Company: AMEREN
Gas Company: AMEREN
Water Company: CITY

TRANSPORTATION

Direct Highway Access: Y/N
Rail Available:
Rail Service By:
Rail Siding: Y/N
of Cars:
Miles to Airport:

IMPROVEMENTS

Building Dimensions:
Footprint ASQ: 1200

OPERATING AREAS

| | ASQ | Ceil Hgt | HVAC Htd | A/C (Y/N) |
|---------------|------|----------|----------|-----------|
| Manufacturing | | | | |
| Warehouse | | | | |
| Office | | | | |
| Other | 1200 | | | |
| Total ASQ | | | | |

BUILDING CHARACTERISTICS

Stories: 2
Basement:
Floor Load/Thickness:
Loading Docks: 0
Sizes:
Overhead Doors: 0
Sizes:
Crane: Y/N No
Parking Paved: Yes
Security System: Y/N No
Handicap Modified: Y/N Yes

TAXES

Tax Yr: 2012 Total Tax: 7290 #Exempt: 0

| | | | |
|-------------|----------------------------------|---------------|---|
| Exterior: | Brick , Cedar | Lease Terms: | 3 Years |
| Roof: | Asbestos Shingle | Utilities: | Electric , Gas , Sewer-Sanitary , Water-Municipal |
| Includes: | Equipment , Goodwill , Inventory | HVAC: | Other-See Remarks |
| Days Open: | 7 | Fuel Types: | Natural Gas |
| Hours Open: | 8 Per Day | Construction: | Brick / Block |

| | | | |
|---|---|---------------------|---------------|
| Hours Open: | Offer Day | Construction: | BLOCK / BLOCK |
| Miscellaneous: | Handicap Accessible , Inventory List , Sprinkler - Total | | |
| Electrical: | | | |
| Documents on File: | | | |
| Directions: | JOHN STREET BETWEEN 5TH AND 6TH STREETS-NORTH SIDE BEHIND COOKIE STORE | | |
| Remarks: | New Build-out of this unique little restaurant. Hard to find campus space with 2.5 years remaining on the lease. Business turn-key. | | |
| Possession: | 10 DAYS | Tenants Rights: Y/N | No |
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2013 Champaign County AOR



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Photo Gallery MLS# C2137044P





2013 Champaign County AOR

freezer



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beverage-air for pepsi



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deep fryer



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cup sealer for soft drink mach

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2013 Champaign County AOR

bread toaster-heater



2013 Champaign County AOR

2 door cutting cooler table



2013 Champaign County AOR

fridge



2013 Champaign County AOR

icemaker



2013 Champaign County AOR

meat slice cutter



2013 Champaign County AOR

one door cooler cutting table

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2013 Champaign County AOR

kitchen equipment



2013 Champaign County AOR

kitchen equipment



2013 Champaign County AOR
steam-hot warmer table



2013 Champaign County AOR
warmer and rice cooker



2013 Champaign County AOR
water boiler and cafe maker

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