



## BUILDING 513 FOR SALE

1112 Enterprise Drive, Rantoul, IL



DEVONSHIRE REALTY



### PROPERTY OVERVIEW

The subject property is a 3,000 SF building on approximately 0.70 acres, originally designated as Building 513. It was constructed in 1986 and received an addition in 1996, and is masonry, block and brick construction with a flat roof. The layout of the building is primarily wide-open, with two private offices, men’s and women’s restrooms, and one 10’ x 10’ overhead door. There is ample parking on-site with 30 designated parking spaces, and also pylon signage near the northeast corner of the building. The property is currently leased to Midwestern Preparatory Academy through November 2019 for \$3.30/SF NNN. The subject property is zoned CR-4, Public Recreation District.

### FOR MORE DETAILS CONTACT:

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### DETAILS

**SIZE:** 3,000 SF on 0.70 Acres

**PRICE:** \$150,000.00

**ZONING:** CR4 – Public Recreation District

**TAXES:** \$445.40 (2014)

**AREA DESCRIPTION:** The subject property is located on the northwest corner of Enterprise Drive and Keal Street on the former Chanute Air Force Base just east of US Route 45 in the Village of Rantoul. The building is located near the Hap Parker Family Aquatic Center, Forum Fitness Center, and just south of the new \$33.6 million and 136,000 SF Lincoln Challenge Academy that is currently under construction.

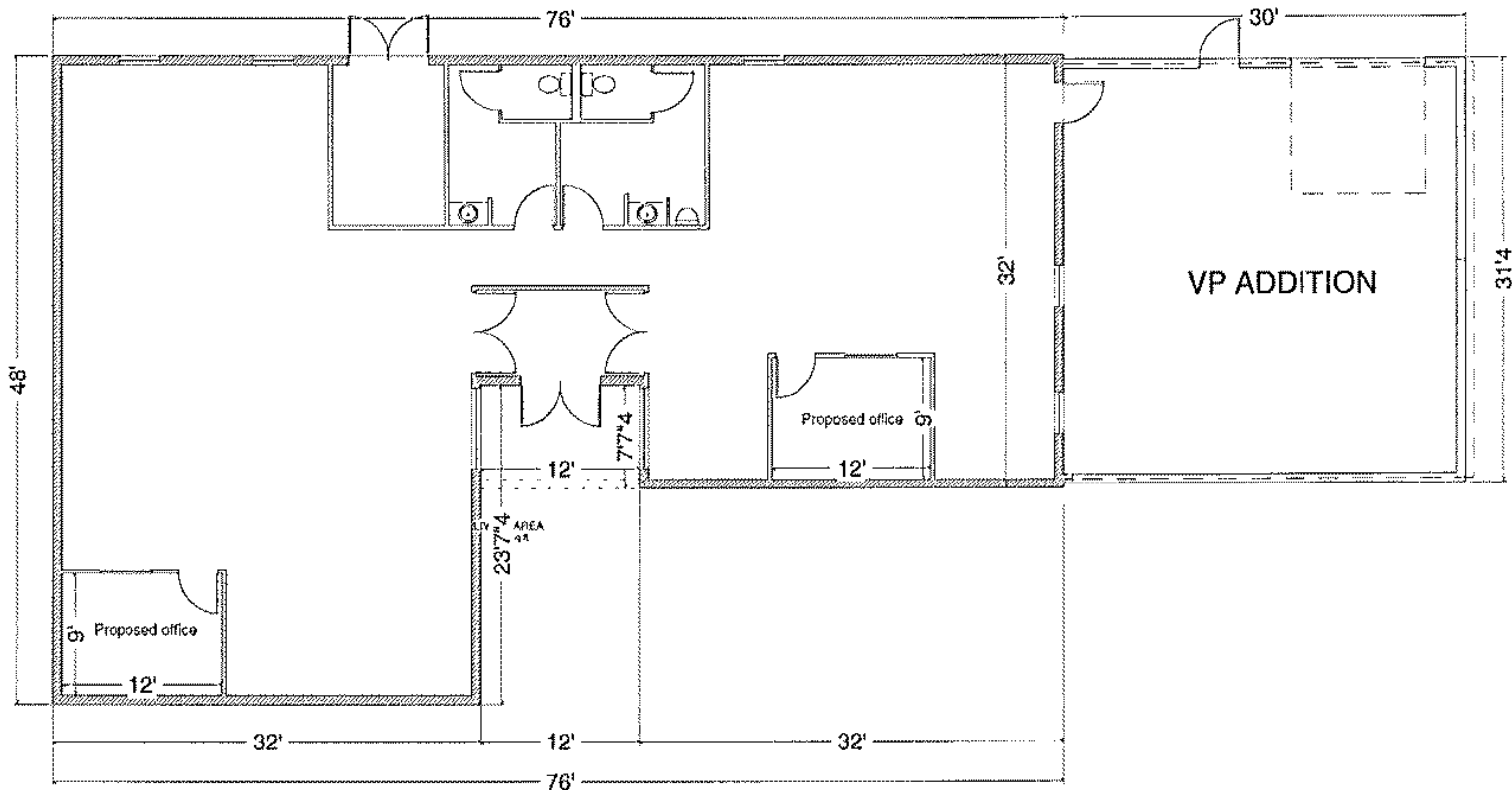


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