

FOR SALE / LEASE

\$1,375,000 & \$6.50 / SF NNN



303 E Fairlawn Dr. & 1106 South Vine St., Urbana, IL 61801

Property Information

AVAILABLE SF FOR LEASE

303 Fairlawn – 12,833 SF
 1106 Vine – 3,798 SF
 Total – 16,631 SF Total

LOT SIZE

1.36 AC

TAX PIN

93-21-17-429-001, 002, 003

ZONING

B-1 Neighborhood Business

AREA DESCRIPTION

Located directly across from Urbana Middle School and High School, the site is on the east block of Vine Street between East Fairlawn and Hollywood Drive. The subject is zoned B-1 Neighborhood Business and is roughly one-half mile southeast of downtown Urbana commercial district.

PROPERTY DESCRIPTION

The subject consists of two one-story office buildings situated on 3 parcels that total 1.36 acres. The east building (303 E. Fairlawn Dr.) is 12,833 SF made up of office and warehouse space. The west building (1106 S, Vine St.) is 3,798 SF and can accommodate retail and office uses.

Richard Harrington
 217-403-0335
 Richard.Harrington@cbcdr.com

**RETAIL****OFFICE**

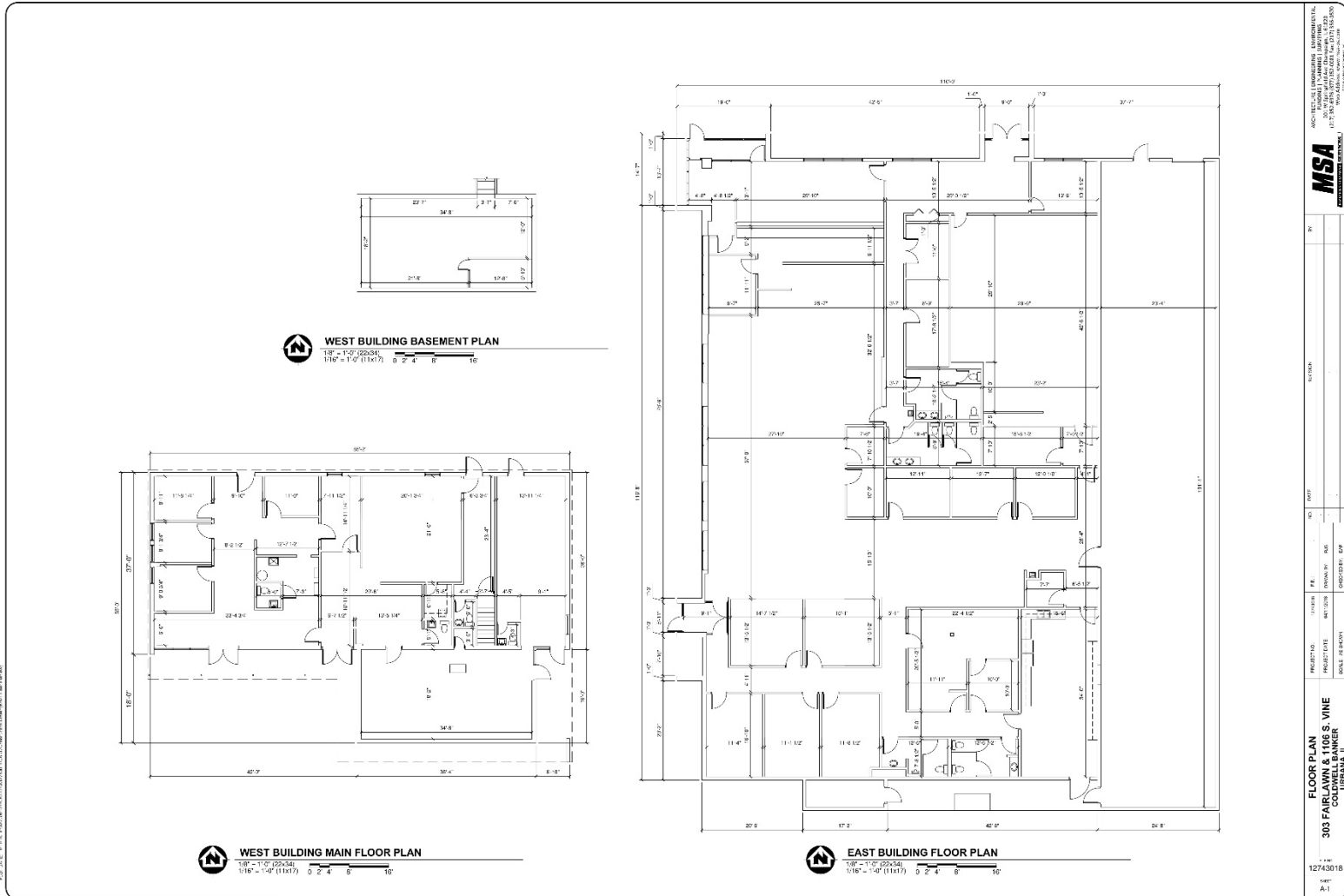
Tim Harrington
 217-369-0226
 tph@cbcdr.com

CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
 Devonshire Realty
 201 W. Springfield Ave., 11th Fl.
 Champaign, Illinois 61820
 217-352-7712

Site Plan



Richard Harrington
217-403-0335
Richard.Harrington@cbcdr.com



Tim Harrington
217-369-0226
tph@cbcdr.com

CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712