



FOR LEASE OR SALE

**GUTH**  
& ASSOCIATES

## 134 E. University Ave

Champaign, Illinois

134 E. University Ave offers 7,000 square feet of storefront retail/office space in the Midtown district of Champaign. Positioned between Champaign's dynamic Downtown and Campustown districts, 134 E. University is located on a corner lot with bus line access, heavy vehicular traffic and on-site parking. This property is located near the Illinois Terminal, Boneyard Creek Trail and is in close proximity to hospitals/health facilities and many apartment complexes.

### Rental Rate

7,000 SF  
\$12/SF (MG)

### Sale Price

\$450,000

### Contact

Jill Guth

*Broker*

[jill.guth@outlook.com](mailto:jill.guth@outlook.com)

(217) 778-8305

