



## OFFICE BUILDING FOR SALE

2101 Windsor Place, Champaign, IL



DEVONSHIRE REALTY



### PROPERTY OVERVIEW

This well-located multi-tenant office building is 6,230 SF on approximately 31,000 SF of land, and is currently divided into three different suites. The building offers plentiful parking, and signage opportunities along Windsor Road, as well as on the building facade.

Three tenants on flexible short-term leases provide approximately \$45,000 per year in gross rental income, and provides buyer the opportunity to become an owner-occupant, or extend the leases with current tenants as a pure investment.

### DETAILS

**SIZE:** 6,230 SF  
**PRICE:** \$575,000.00  
**ZONING:** B-2 – Neighborhood Business

**AREA DESCRIPTION:** Property is conveniently located off Windsor Road, lying just behind First State Bank near the southwest corner of Windsor Road and Neil Street/Route 45. Its location provides easy access to the University of Illinois, downtown Champaign and Willard Airport. The property is located near numerous professional office buildings, residential neighborhoods, and just south of many popular dining options. Nearby businesses include First State Bank, State Farm, Busey Bank, WDWS, Wells Fargo, Biaggi's, and many more.

### FOR MORE DETAILS CONTACT:

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**Direct** 217-403-3424    **Main** 217-352-7712    201 W. Springfield, 11<sup>th</sup> Fl.  
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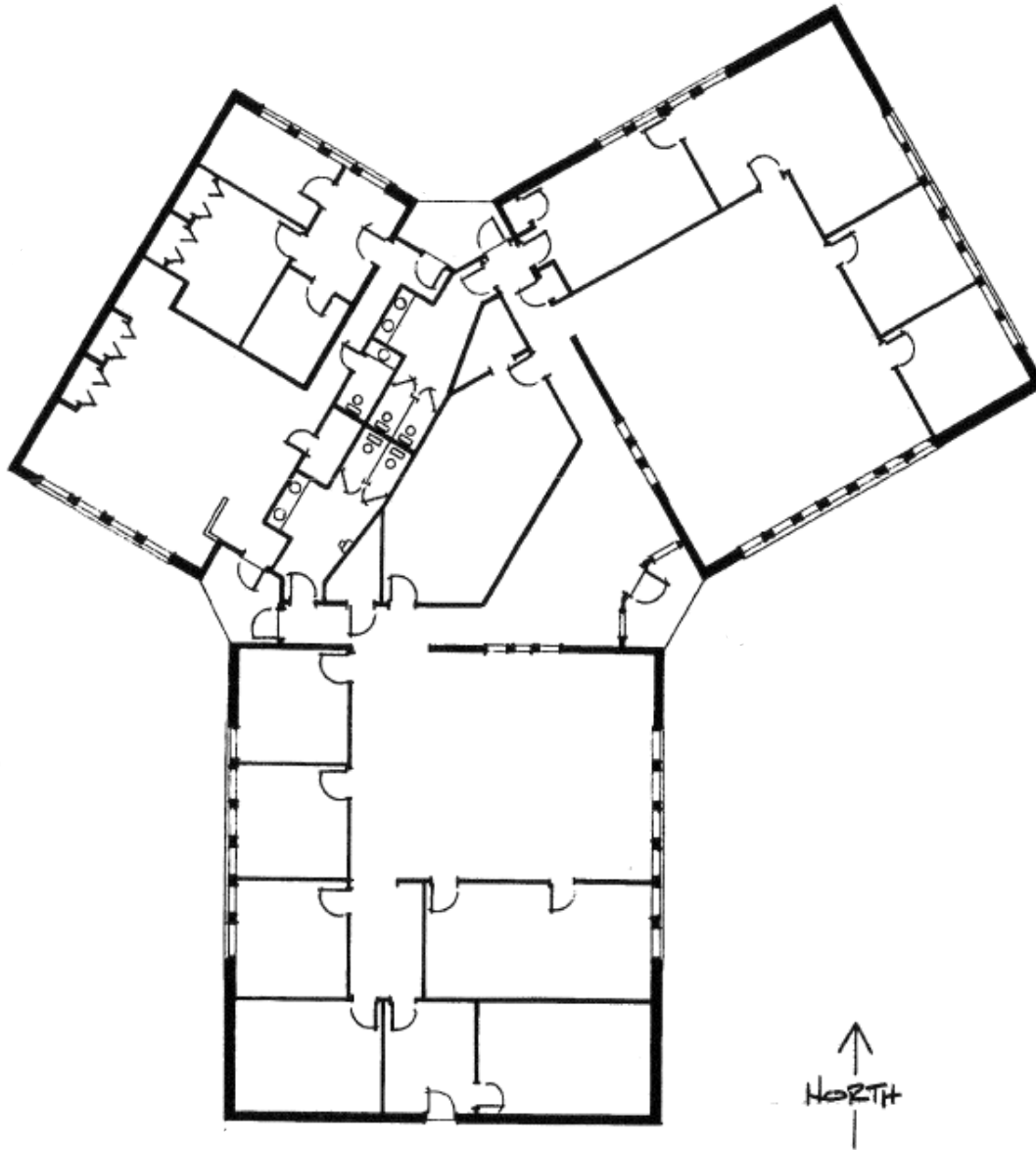


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