

 Listing



0 College Way

Prop Type:	Industrial/Commercial	Area:	320
Status:	Active	MLS #:	337196
Cont Type:		Zip:	43078
List Price:	\$50,000	Bus Only:	No
City:	Urbana	Township:	URBANA CORP
Subdivision:	.	Tax Year:	2017
Unit#:		Lot Size:	1.5 ACRES
County:	Champaign County		
Parcel ID:	K482500011200400		
Taxes (SA):	\$83		
Tax Info:	Multiple Parcels		
Acres:	1.500		
Land Info:			
Directions:	TAKE US 68 SOUTH OF THE SQUARE (S MAIN) TO REYNOLDS TURN WEST AND GO TO COLLEGE WAY. CORNER OF JAMES AVE		

Showing Inst: **Seller is Broker/Agent**
 Showing Phone: **937-206-4648**
 Apx SqFt:
 Current Use: **VACANT LOT**
 I-State Access: **12 MILES**
 Road Type: **PAVED**
 Annual:
 Zoning: **Industrial**
 Lease Info: **Sale**
 Included In Fee:
 Possible Use: **Industrial, Manufacture, Warehouse**
 Exterior: **Oth Exterior (See Rmks)**
 Utilities: **Supplied Water**
 Heating: **Oth Heat Sys (See Rmks)**
 Cooling:
 Inside Feat:
 Outside Feat:
 Special Feat: **Oth Spec Fea (See Rmks)**
 Parking: **Oth Parking (See Rmks)**
 New Financing: **Cash, Conventional**

Bldg Style: **NONE**
 Year Blt: **0**
 Rail Access: **SOUTH BOUNDRY**
 Frontage: **COLLEGE WAY&JAMES**
 Tot Expense: **\$0**
 Gross Inc: **\$0**

Ownership:
 Prk Spaces: **20**
 Net Income: **\$0**
 Occupancy: **At Closing**
 Lease Price:

Remarks: **ACREAGE ON THE CORNER OF COLLEGE WAY AND JAMES AVE THAT IS ZONED M-1, LIGHT INDUSTRY. MULTIPLE PARCELS INVOLVING LOTS # 4,5,6,7 & 8. K48-25-00-01-12-005-00, 006-00, 007-00 & 008-00 ARE THE ADDITIONAL PARCEL ID#S. APPROX 490' FRONTAGE ON COLLEGE WAY AND APPROX 535' ON JAMES AVE. PARTIAL LOTS ON SOUTH SIDE OF RAILROAD RIGHT OF WAY NOT INCLUDED. SURVEY NEEDED. CITY WATER AND SEWER AVAILABLE ON COLLEGE WAY. EASY ACCESS TO STATE ROUTE 55. HIGH ELEVATION LOT. RAILROAD SPUR ALONG THE SOUTH BOUNDARY TO GRAVEL PIT ON MUZZY ROAD.**

Bkr Rmrks:

Office:	Henderson Land Investment Co. (937-663-4184)	Agent:	E. LEE HENDERSON (937-206-4648)
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Co Lst Ofc:	()	Co Lst Agt:	()