

Listing



**1472 E Us Highway 36 Hwy # G**

Prop Type: **Industrial/Commercial**  
Status: **Active**  
Cont Type:  
List Price: **\$1,150**  
City: **Urbana**  
Subdivision: **0**  
Unit#: **G**  
County: **Champaign County**  
Parcel ID: **K482511034700400**  
Taxes (SA): **\$0**  
Tax Info:  
Acres:  
Land Info:  
Directions: **SCIOTO ST. TO US 36 EAST**

Area: **310**  
MLS #: **416034**  
Zip: **43078**  
Bus Only: **Yes**  
Township: **URBANA**  
Tax Year: **0**  
Lot Size: **N/A**

Showing Inst: **Other**  
Showing Phone: **937-477-4437**  
Apx SqFt: **1,410**  
Current Use: **VACANT**  
I-State Access: **NO**  
Road Type: **HIGHWAY**  
Annual:  
Zoning: **Business**  
Lease Info: **Lease**  
Included In Fee:  
Possible Use: **Office, Professional, Retail**  
Exterior: **Brick, Vinyl**  
Utilities: **Sanitary Sewer, Supplied Water**  
Heating: **Forced Air Heat, Gas Heat**  
Cooling: **Central Cooling**  
Inside Feat: **Attic**  
Outside Feat:  
Special Feat: **Open Space, Restroom**  
Parking: **Hard Surface Parking, Lot Parking, On Site Parking, Public Parking**  
New Financing: **Cash**

Bldg Style: **1 STORY**  
Year Blt: **2001**  
Rail Access: **NO**  
Frontage:  
Tot Expense: **\$0**  
Gross Inc: **\$0**

Ownership:  
Prk Spaces: **60**  
Net Income: **\$0**  
Occupancy: **At Closing**  
Lease Price:

Remarks: **APPROXIMATELY 1410 SQ. FT - EXCELLENT OFFICE OR RETAIL SPACE. \$1150 PER MONTH - NO CAM FEES. TENANT PAYS WATER, GAS, ELEC. AND PHONE. GREAT LOCATION. PREFER 3 YEAR LEASE.**

Bkr Rmrks: **PROPERTY OWNER IS A BROKER.**

Office: **Larry F. Kyte Realty (800-686-1796)**  
Office Fax: **937-834-3979**  
Co Lst Ofc: **()**

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