



**20/24 E Maple St**

Prop Type: **Industrial/Commercial** Area: **430**  
 Status: **Active** MLS #: **426933**  
 Cont Type:  
 List Price: **\$99,000** Zip: **43060**  
 City: **North Lewisburg**  
 Subdivision: **Down Town**  
 Unit#:  
 County: **Champaign County** Bus Only: **No**  
 Parcel ID: **H282300010302000** Township: **Rush**  
 Taxes (SA): **\$667** Tax Year: **2018**  
 Tax Info: **Multiple Parcels**  
 Acres: **0.030** Lot Size: **0x0**  
 Land Info:  
 Directions: **St Rt 245 to Maple St. Near the center of town.**

Recent Change: 04/29/2019 : NEW : ->A

Showing Inst: <b>24 Hr Notice</b>	Bldg Style: <b>masonry</b>	Ownership:
Showing Phone: <b>937-747-2234</b>	Year Blt: <b>1935</b>	
Apx SqFt: <b>2,493</b>	Rail Access: <b>none</b>	Prk Spaces: <b>0</b>
Current Use: <b>Store front</b>	Frontage:	Net Income: <b>\$0</b>
I-State Access: <b>9 miles</b>	Tot Expense: <b>\$0</b>	Occupancy: <b>Negotiated</b>
Road Type: <b>State Route</b>	Gross Inc: <b>\$13,800</b>	Lease Price:
Annual:		
Zoning: <b>Business</b>		
Lease Info: <b>Sale</b>		
Included in Fee:		
Possible Use: <b>Office, Professional, Retail</b>		
Exterior: <b>Brick</b>		
Utilities: <b>Propane, Sanitary Sewer, Single Phase, Supplied Water</b>		
Heating: <b>Forced Air Heat, Propane Heat</b>		
Cooling: <b>Central Cooling</b>		
Inside Feat: <b>Elec Water Heater</b>		
Outside Feat: <b>Loading Dock</b>		
Special Feat: <b>Restroom</b>		
Parking: <b>Public Parking</b>		
New Financing: <b>Cash, Conventional</b>		

Remarks: **First time on the market in 40 years! Two store fronts known as 20 E. Maple St. and 24 E. Maple St. Separate buildings must sell together, asking price \$99,000. Long term tenant at 24 E. Maple. 20 E. Maple is currently vacant. Great Small business opportunity-run your business from one side while collecting rent from the other side!**

Bkr Rmrks: **24 E. Maple Rents for \$630 per month to a long term tenant. 20 E. Maple is not currently occupied and last rented for \$580 per month. Seller desires to sell together due to common basement. 2nd parcel number H28-23-00-01-03-021-00.**

Office: <b>Champaign Realty (937-747-2234)</b>	Agent: <b>Kristin Freyhof (937-747-2255)</b>
Office Fax: <b>937-747-2254</b>	Email: <b>freyhof@bright.net</b>
Co Lst Ofc: <b>Champaign Realty (937-747-2234)</b>	Co Lst Agt: <b>Todd Freyhof (937-747-2255)</b>
Variable Rate: <b>Yes</b> Type of Cont: <b>ER</b>	Listing Cond: <b>No</b> Buy/Brk: <b>3%</b> Sub-Agt: <b>0%</b>
DOM: <b>3</b> CDOM: <b>3</b>	
Listing Agt Website: <b>www.champaignrealty.org</b>	



Data Subject to Errors, Omissions, Revisions - Not Warranted

04/29/2019

