



28 E Maple St

Prop Type: **Industrial/Commercial** Area: **430**
 Status: **Active** MLS #: **426935**
 Cont Type:
 List Price: **\$39,000** Zip: **43060**
 City: **North Lewisburg**
 Subdivision: **Down Town**
 Unit#: Bus Only: **No**
 County: **Champaign County** Township: **Rush**
 Parcel ID: **H282300010302200**
 Taxes (SA): **\$209** Tax Year: **2018**
 Tax Info: **Multiple Parcels** Lot Size: **unknown**
 Acres: **0.030**
 Land Info:
 Directions: **St Rt 245 To E. Maple St.**

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

Showing Inst: **24 Hr Notice**
 Showing Phone: **1-800-showing**
 Apx SqFt: **1,373**
 Current Use: **vacant**
 I-State Access: **9 miles**
 Road Type: **State Route**
 Annual:
 Zoning: **Business**
 Lease Info: **Sale**
 Included in Fee:
 Possible Use: **Office, Professional, Retail**
 Exterior: **Brick**
 Utilities: **Sanitary Sewer, Supplied Water**
 Heating: **Oth Heat Sys (See Rmks)**
 Cooling:
 Inside Feat:
 Outside Feat:
 Special Feat: **Oth Spec Fea (See Rmks)**
 Parking: **On Site Parking, Public Parking**
 New Financing: **Cash, Conventional**

Bldg Style: **masonry**
 Year Blt: **1935**
 Rail Access: **none**
 Frontage:
 Tot Expense: **\$0**
 Gross Inc: **\$0**

Ownership:
 Prk Spaces: **2**
 Net Income: **\$0**
 Occupancy: **Negotiated**
 Lease Price:

Remarks: **First time offered in a couple decades. Are you looking for a blank slate to turn into your small business location. Check out the 19x70 room in this masonry building. Includes a 2nd rear parcel. Lots of possibilities...call now!**

Bkr Rmrks: **The building had new trusses and roof installed approximately 15 years ago. 2nd rear parcel H28-23-00-01-03-023-00. There are no utilities currently on site. Taxes quoted are for both parcels.**

Office: **Champaign Realty (937-747-2234)** Agent: **Kristin Freyhof (937-747-2255)**
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 Co Lst Ofc: **Champaign Realty (937-747-2234)** Co Lst Agt: **Todd Freyhof (937-747-2255)**
 Variable Rate: **No** Type of Cont: **ER** Listing Cond: **No** Buy/Brk: **3%** Sub-Agt: **0%**
 DOM: **4** CDOM: **4**
 Listing Agt Website: **www.champaignrealty.org**

