

 Listing



638 James Ave

Prop Type: **Industrial/Commercial**
Status: **Active**
Cont Type:
List Price: **\$175,000**
City: **Urbana**
Subdivision: **James addition**
Unit#:
County: **Champaign County**
Parcel ID: **k482500011201300**
Taxes (SA): **\$420**
Tax Info: **Multiple Parcels**
Acres: **2.480**
Land Info: **Aerial**
Directions: **OH 68 to Ph 55 west to Edgewood, right on James Ave.**

Area: **330**
MLS #: **419794**
Zip: **43078**
Bus Only: **No**
Township: **Urbana**
Tax Year: **2017**
Lot Size: **550*265**

Showing Inst: **Other**
Showing Phone: **800-746-9464**
Apx SqFt: **1,200**
Current Use: **sales/recycling**
I-State Access: **no**
Road Type: **paved**
Annual:
Zoning: **Business, Industrial**
Lease Info: **Sale**
Included in Fee:
Possible Use: **Manufacture, Special**
Exterior: **Aluminum**
Utilities: **Single Phase, Well**
Heating: **Oth Heat Sys (See Rmks)**
Cooling:
Inside Feat:
Outside Feat: **Over Head Door, Storage Shed**
Special Feat: **Inven. Included**
Parking: **Garage Parking, Gravel Parking, Hard Surface Parking, On Site Parking**
New Financing: **Cash, Conventional**

Bldg Style: **Pole Bar**
Year Blt: **1965**
Rail Access: **no**
Frontage: **550**
Tot Expense: **\$0**
Gross Inc: **\$0**

Ownership:
Prk Spaces: **20**
Net Income: **\$0**
Occupancy: **30 Days After Closing**
Lease Price:

Remarks: **Remarkable opportunity to have a going business in Urbana. Site is 2.5 acres of land ready zoned for concrete recycling, sell mulch, clean hard fill disposal and sale of clean fill, crushed stone, mulch, rock, timber sales. Zoning is M1. Area is ready to accept about 68,000 Cubic Yards of concrete or clean hard fill with room for an additional 6800 CY once clean fill on property is sold. Opportunity to warehouse concrete and rent crusher for gravel production. There is also about \$30,000 worth of standing timber on the property. All zoning and approvals from the City of Urbana are in place. Includes 30*40 Pole Barn with 10' door, small separate sales area, hardscape parking for cars, trucks and heavy equipment. Seller may also sell some heavy equipment. Well on property but not currently used.**

Bkr Rmrks: **Anyone needing more information on the business aspect of this property, please contact me and I will have you meet with the seller to discuss. Showingtime not currently available. Call for instuctions.**

Office: **Roost Real Estate Co. (937-390-3715)**
Office Fax: **937-390-0112**
Co Lst Ofc: **()**

Agent: **Diedre Koik (937-408-3647)**
Email: **thornhill@ctcn.net**
Co Lst Agt: **()**