

VALUE-ADD URBANA OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**1405 E. Florida Ave
Urbana, IL 61801**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale this office building located at 1405 E. Florida Avenue in Urbana, Illinois.

This two-level office building was originally constructed in 1976 as a Savings & Loan Bank and has been partially occupied by State Farm Insurance for decades. There was an addition put on (892 SF) in the mid to late 90's. This 3,451 SF multi-tenant building (up to 4 suites available in the building) also includes a finished 2,522 SF basement (not included in SF calculation) and sits on a 0.59 acre site.

The main level is currently set up to be potentially demised into three (3) suites: North Suite has a private reception, three (3) offices, kitchenette, and two multi-stall restrooms; Middle Suite (occupied by State Farm) has a private reception, three (3) offices, breakroom, very large office that could be utilized as a conference room, and currently share restrooms with the North Suite; South Suite (addition) has one (1) office, open work area, private restroom, and private entrance. See floor plan for additional details.

The basement of the facility is mostly open work space, however still features one (1) office, Large conference room/large office, vault, and two (2) restrooms.

Located in Urbana's South end, the property benefits from its proximity to the Philo Road Business District. The surrounding area features a mix of retailers, professional offices, and residential/multi-family residences. In addition to the on-site parking, there is abundant parking available in the immediate area.

PROPERTY INFORMATION

Address	1405 E. Florida Ave Urbana, IL 61801
Sale Price	\$295,000
Building Space*	3,451 SF *(Excluding 2,522 SF Basement)
Land Size	0.59 Acre
Zoning	B-3, General Business District
PIN	93-21-21-126-046
RE Taxes	\$23,086.06 (2024 payable 2025)



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PICTURES



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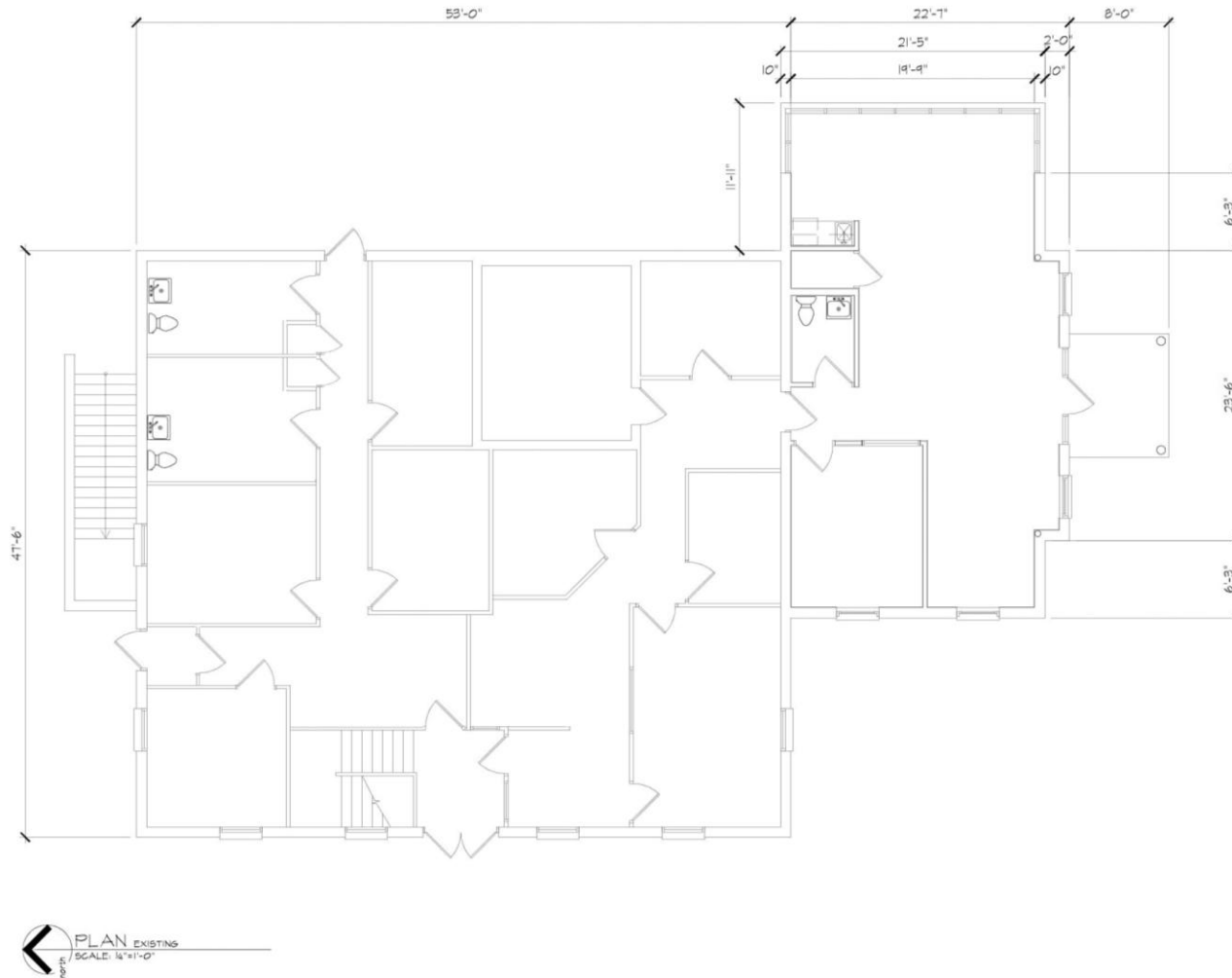


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FLOOR PLAN – 1st FLOOR



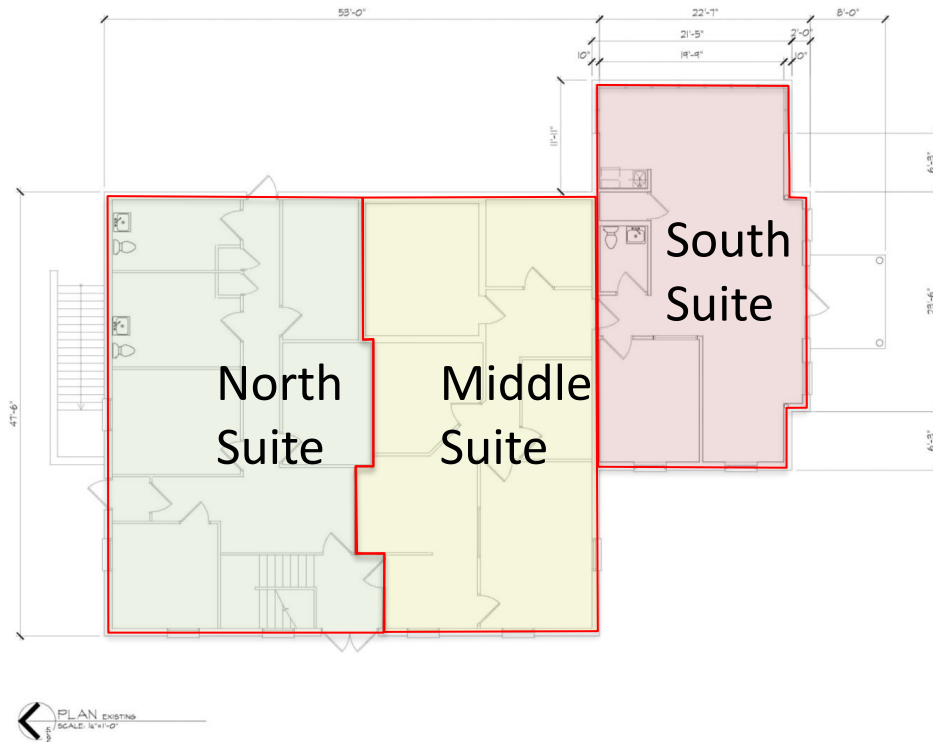
Note: Not 100% to Scale due to renovations

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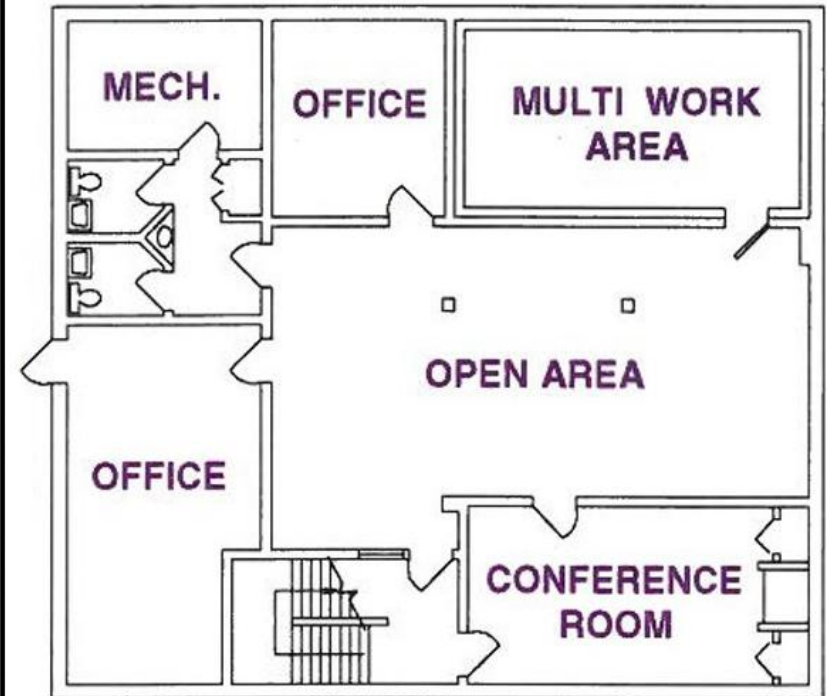
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FLOOR PLAN – POTENTIAL DEMISE



Note: Not 100% to Scale due to renovations

Basement

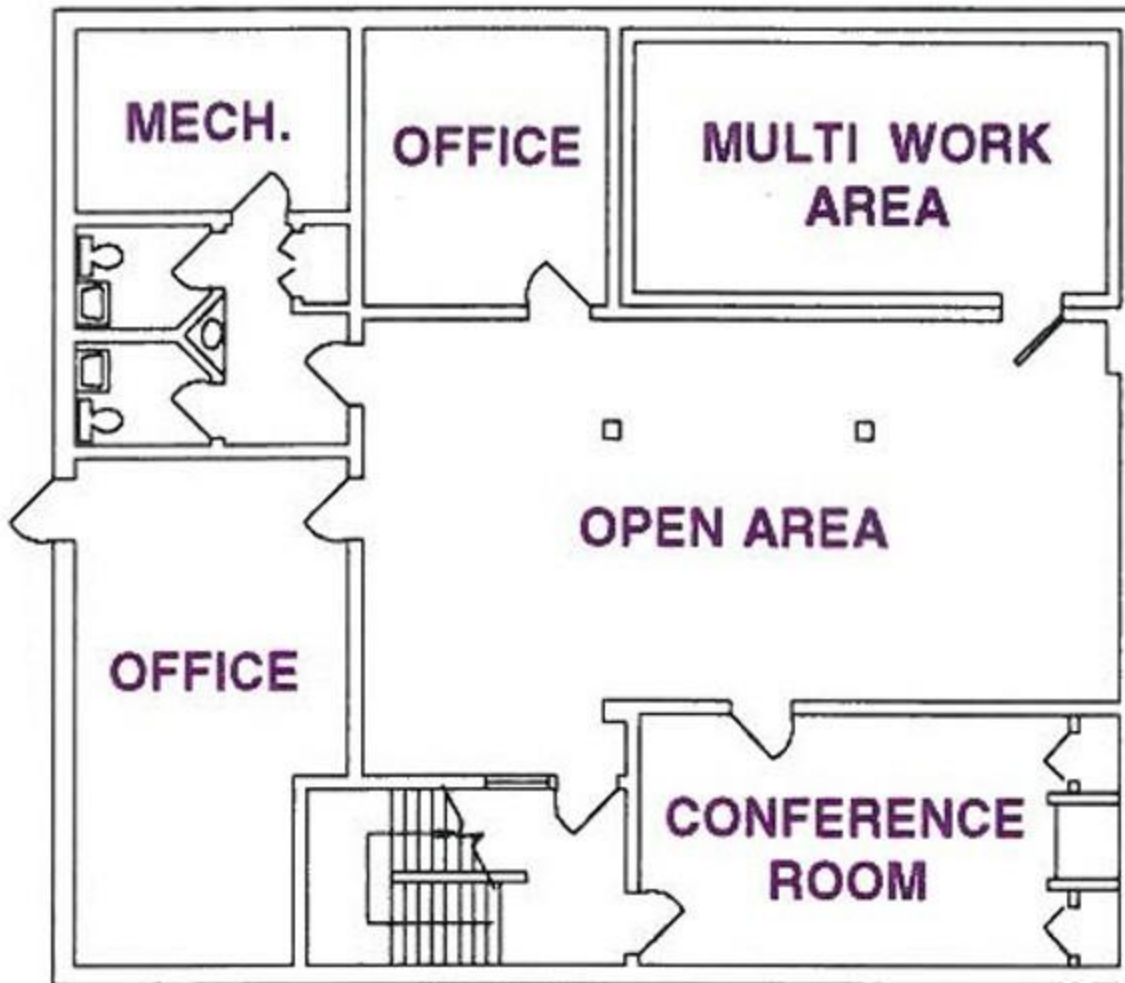


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FLOOR PLAN – 2nd FLOOR

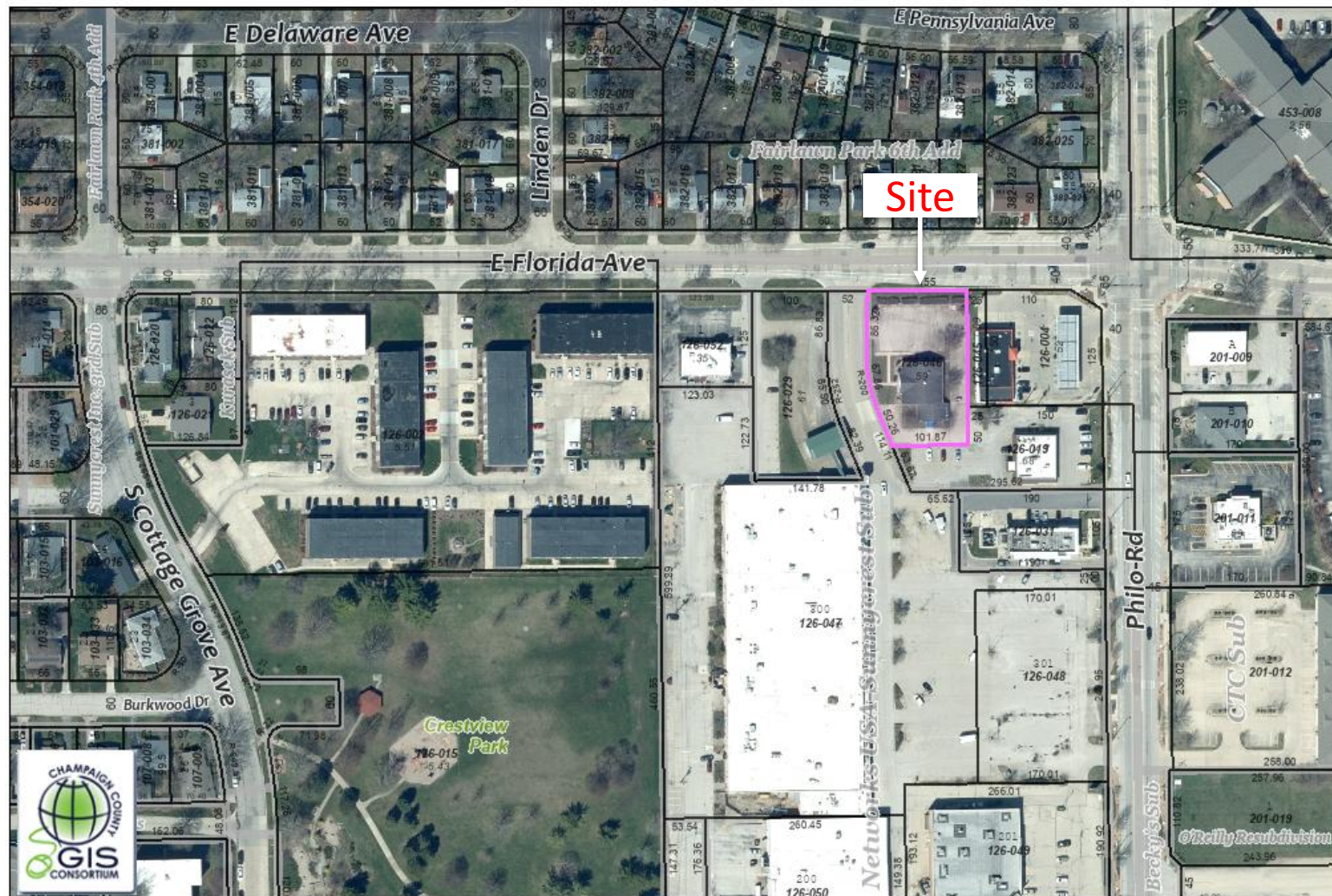


Lower Level

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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



110 Feet
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Date: Monday, December 29, 2025

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OFFERING HIGHLIGHTS

- Value Add Opportunity
- Adjacent to Philo Road Business District.
- B-3, General Business District Zoning
- 2,500± Finished Basement
(not included is calculated SF)