



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# 214 W. Main St.

\$970,000



FOR SALE

## 214 W. Main St.

Urbana, IL 61801

**8,800 SF**

**RETAIL**

### SALE PRICE

\$970,000

### BUILDING SIZE

8,800 SF

### RE TAXES

\$36,108.64 (2024)

### ZONING

B-4 (Central Business)

### TAX PIN

92-21-17-201-002

## PROPERTY DESCRIPTION

Property was originally constructed in 1903 and remodeled in 2014 as a bar on the main level and karaoke business on the second level. The main level is 4,400 square feet and consists of a bar area with open area, five karaoke rooms, full kitchen, and restrooms. The second level is 4,400 SF and has its own separate entrance to the space and consists of a bar area with private seating, restrooms, and 7 private karaoke rooms. The seller of the property would like to lease back the second floor space for his business. The property has additional storage on an upper level above the second floor. A back stairwell was added in 2014 when the property was remodeled. The building also has a full basement which has a restroom, walk-in cooler/freezer, office space and additional storage. The HVAC system was new in 2014 when the building was remodeled. Currently the first floor and basement space are not being used and would be well suited for an owner occupied business or to lease out to another business.



**ZACH WETHERELL, CCIM**

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**COLDWELL BANKER COMMERCIAL  
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201 W Springfield Ave. 11th Floor  
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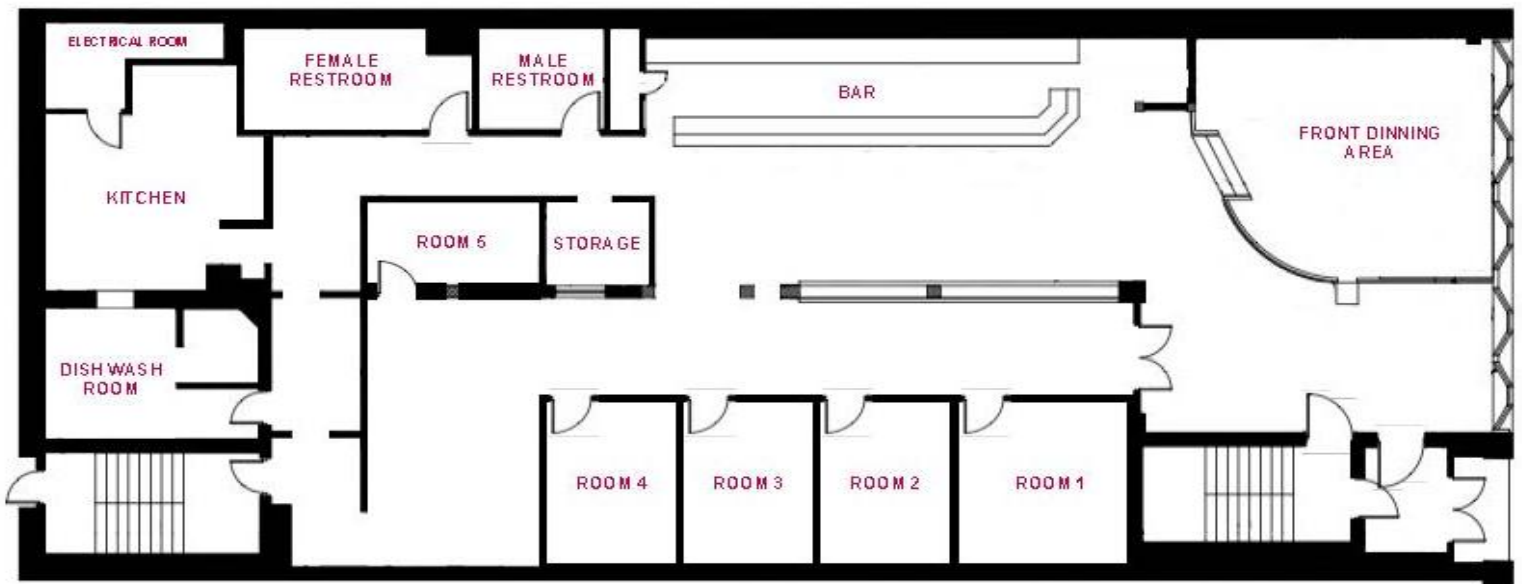
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## FLOOR PLAN- FIRST FLOOR

### FIRST FLOOR



**214 W MAIN ST, URBANA**



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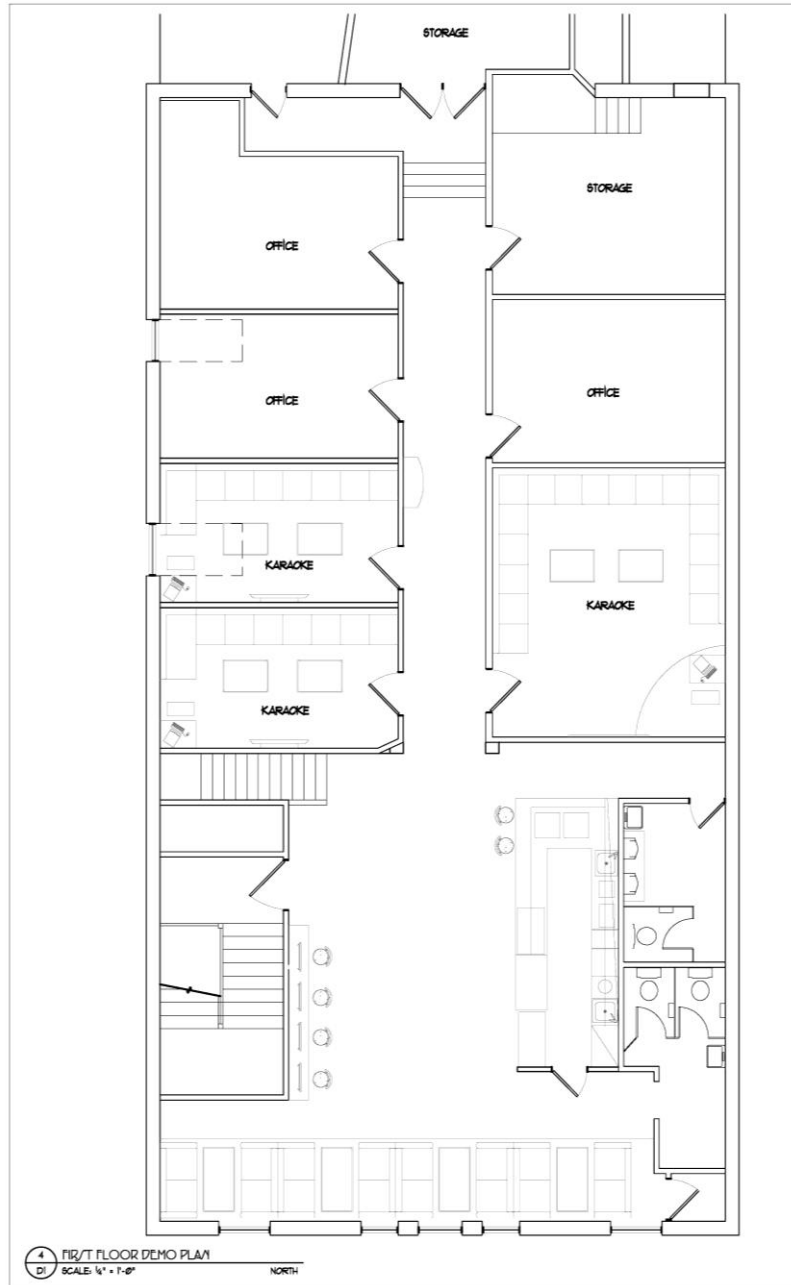


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## FLOOR PLAN- SECOND FLOOR



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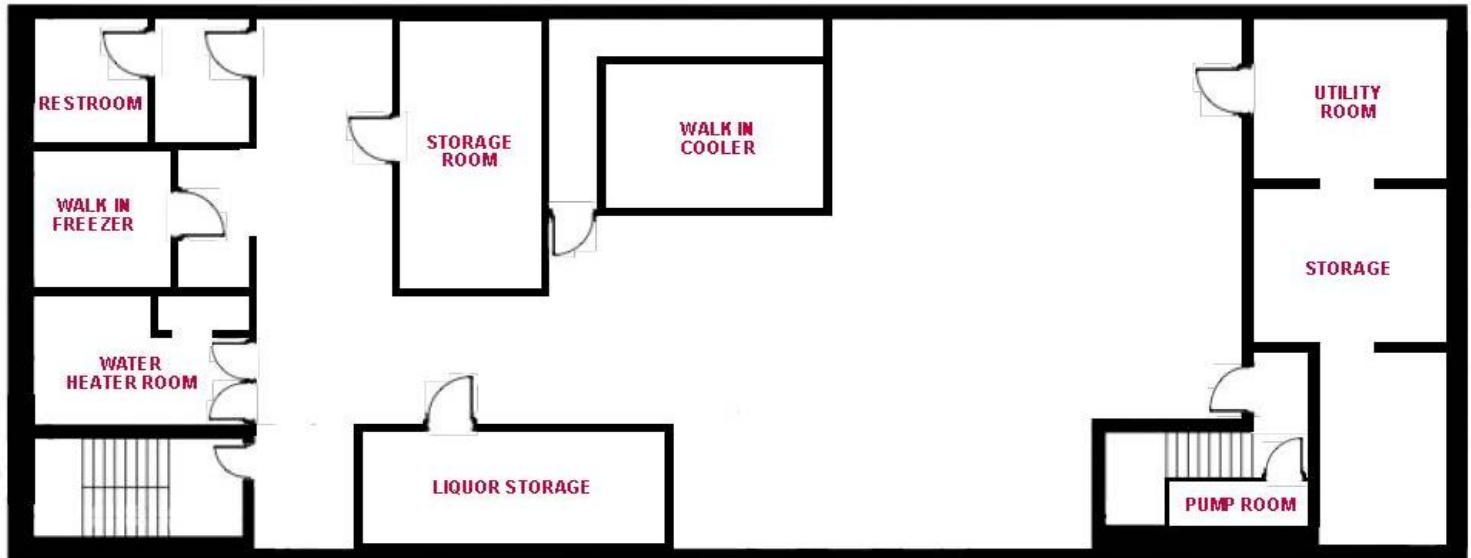
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## FLOOR PLAN- BASEMENT

### BASEMENT



**214 W MAIN ST, URBANA**



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