

FOR SALE

590 S Washington Street
Kankakee, Illinois



PROPERTY HIGHLIGHTS

Great redevelopment opportunity in downtown Kankakee. Former gas station/convenience store. Ideal corner location with great visibility and access and across from Kankakee River. Existing building with +/-13,000 sq ft lot is ideal for auto service, sit down restaurant or redevelopment.

BUILDING SF	1,100
LAND SF	13,163
YEAR BUILT	Unknown
PARKING	+/- 20
TRAFFIC COUNTS	15,700 VPD

SIGNAGE TYPE	Pedestal
1-MILE (POP.)	N/A
3-MILE (POP.)	42,738
MED. INCOME	\$50,313
SPACE USE	Convenience Store



SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

DAN FLANAGAN
FLANAGAN REALTY, LLC
+1 630 388 8522
dan@flanaganland.com

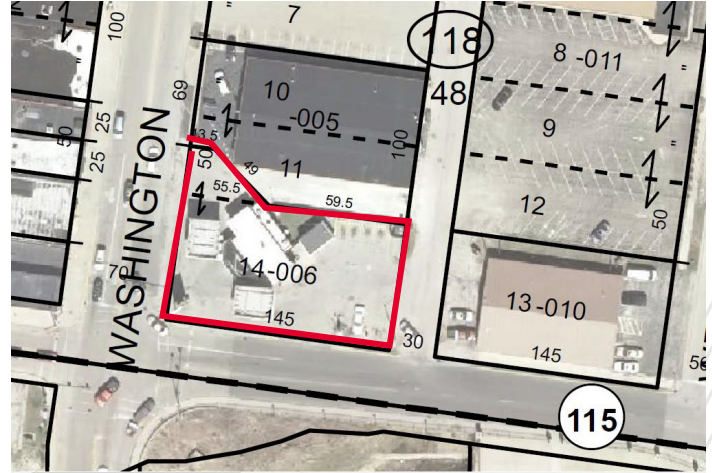
FOR SALE

590 S Washington Street

Kankakee, Illinois

DOWNTOWN LOCATION WITH A RIVER VIEW

Former gas station and convenience store located on corner lot in downtown Kankakee across from Kankakee River. Great redevelopment opportunity or reuse building for sit down restaurant, auto service, or other uses. Excellent visibility and access from Washington Ave and River Streets. Larger corner lot with dual alley access.



LEGAL INFORMATION

TAX PARCEL ID	16-17-05-118-006
2020 RE TAXES	\$16,111
ZONING	C-2 Service Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

DAN FLANAGAN
FLANAGAN REALTY, LLC
+1 630 388 8522
dan@flanaganland.com