



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE

\$688,000.00 (Previously \$728,000.00)

FOR SALE



923 North Vermilion,

Danville, IL 61832

4,990 +/-
SF

INVESTMENT

SALE PRICE

(\$688,000.00 Previously
\$728,000.00)

BUILDING SIZE

4,990 +/- SF

ZONING

P1-Professional Office
R-2- Single Family
Medium Density

YEAR BUILT

1978

TAX PIN

23-05-204-204-019

PARKING

30+ Parking Spaces

CAP RATE

9% Cap Rate

PROPERTY DESCRIPTION

This well-managed and strategically positioned commercial property, 100% leased by regional and national tenants, with additional lots that provide potential for further expansion. This is the property for investors or parties looking for stable returns and growth opportunities in the commercial real estate market.

AREA DESCRIPTION

Located on N. Vermilion, just north of the busy Vermilion-Fairchild intersection. Located within a few blocks of this site are Danville High School, CVS, Hardee's, Royal Donut, and several other professional offices and retail businesses.



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker
217-918-0871
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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