



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PRIME OFFICE/MEDICAL BUILDING

\$450,000

FOR SALE



306 S Gilbert St.

Danville, IL 61832

3,600 SF

OFFICE

SALE PRICE

\$450,000

BUILDING SIZE

3,600 SF

LOT SIZE

0.58 AC

YEAR BUILT

1984

TAX PIN

23-18-103-024
23-08-103-013

ZONING

B-3 General Business

PROPERTY DESCRIPTION

Unlock the potential of this versatile 3,600 sq ft office building, ideally situated on a high-visibility, signalized corner just steps from Carle's Riverfront Medical Center. Perfect for medical, professional, or mixed-use tenants, this well-maintained property offers flexibility, functionality, and convenience.

Property Highlights:

- Secure entry with spacious reception area
- 10 private offices plus a central rear workstation
- Wide hallway ideal for file storage and copier station
- 3 restrooms for staff and client convenience
- Dedicated conference room, break room, and storage/file room
- Divisible layout to accommodate multiple tenants or departments

Parking & Exterior:

- 25 off-street parking spaces plus 1 ADA-compliant space
- Durable brick exterior and low-maintenance metal roof

Whether you're expanding your practice or investing in a flexible commercial space, this property delivers the location, layout, and longevity you need.



LARRY KUCHEFSKI

Illinois Licensed Real Estate Broker
217-918-0871
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.