

### **FOR SALE**

\$525,000





## 200 North Vermilion,

Danville, IL 61832

56,465 +/-SF

**INVESTMENT** 

SALE PRICE: BUILDING SIZE

\$525,000 56,465 SF +/-

ZONING YEAR BUILT

B-4 Central Business 1910

TAX PIN Parking

28-08-205-002 25 Spaces

#### PROPERTY DESCRIPTION

Exciting 2-story brick building with full basement ready for transformation! Recent architectural plans included, prioritizing safety with a fully sprinkled interior and ensuring accessibility with an oversized passenger elevator. Versatile ground floor suits retail, restaurant, or professional office space, while the second floor offers potential for loft apartments. Features include a garage area with (2) 14' overhead doors and a roof warranty through 2037. Ideal for developers or investors seeking a unique opportunity. Contact us for details and to schedule a viewing.

#### **AREA DESCRIPTION**

Located in the Downtown Business District of Danville, Illinois, this property is conveniently located with walking distance of the Vermilion County Court House, county offices, restaurants, pubs, grocery, medical centers, and coffee shops.



LARRY KUCHEFSKI Illinois/Indiana Licensed Designated Managing Broker 217-918-0871 Ik@cbcdr.com

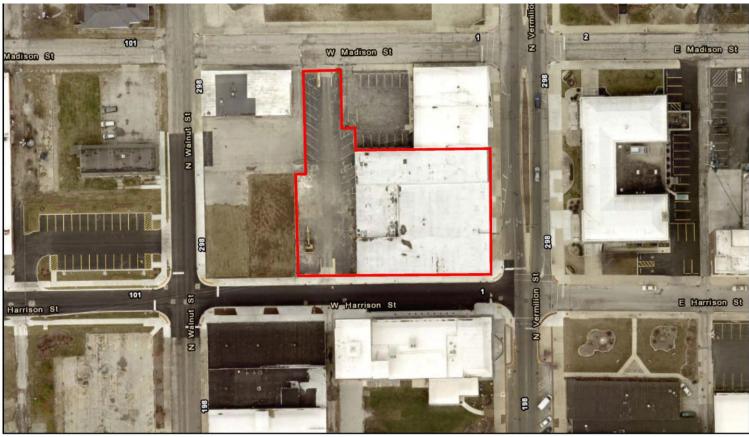






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## **AERIAL**



11/13/2023 1 inch = 83 feet



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