



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE

2606 N. Vermillion St
Danville, IL 61832



**CUSHMAN &
WAKEFIELD**



FOR SALE

2606 N. Vermillion St.

Danville, IL 61832

LAND

1.33 AC

LAND SF

1.33 acres w/
.75 usable

SPACE USE

RETAIL

PROPERTY DESCRIPTION

The subject property is a vacant retail building located at 1232 E. Main Street in Danville, Illinois, positioned at a signalized intersection along a major east–west corridor. The property offers strong visibility, heavy traffic exposure, and excellent ingress and egress, making it suitable for a variety of retail or service uses. The surrounding area is targeted for city-led revitalization efforts, supporting long-term redevelopment potential.

AREA DESCRIPTION

East Main Street is a primary commercial corridor in Danville, serving both local and pass-through traffic. Nearby uses include Family Dollar, Subway, and Danville Area Community College, which provide consistent daily traffic. The corridor benefits from ongoing public and private investment, supporting continued commercial activity.



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DEVONSHIRE REALTY**

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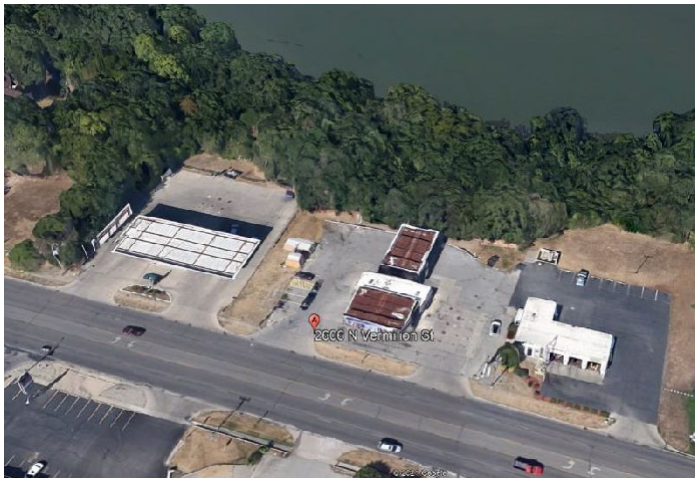


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WAKEFIELD**

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LEGAL INFORMATION

TAX PARCEL ID	18-29-100-017
2020 RE TAXES	\$15,058.08
ZONING	B-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PRICES

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided for 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 received by Exclusive Agent, Cushman & Wakefield. Contact information is below:



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