



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FORMER BRANCH BANK SALE OR LEASE

Sale Price: \$359,000.00 Lease Price: \$15.00 / SF / NNN

SALE OR LEASE



2806 N. Vermilion St.,

Danville, IL 61832

3,060 SF

SALE/LEASE

RETAIL/OFFICE

SALE PRICE

\$359,000.00

LOT SIZE

0.86 AC

TAX PIN

18 29 100 025

PARKING

23 Spaces

LOT DIMENSIONS

179 x 210

LEASE PRICE

\$15.00 / SF / NNN

BUILDING SIZE

3,060 SF

ZONING

B-2 Hwy Business

YEAR BUILT

1974

BUILDING CLASS

B

PROPERTY DESCRIPTION

Former Branch Bank with 3 Drive-thru teller lanes. The main level has an open floor plan, which presents options for office and retail use. A private 2nd floor could be used for office, retail, or an apartment. Off-street parking is available in its spacious lot.

AREA DESCRIPTION

Located on the Illinois/Indiana Border, Danville is 30 miles east of Champaign, Illinois, 90 miles west of Indianapolis, Indiana, and 130 miles south of Chicago. Surrounded by agricultural communities, Danville has a market area population of over 100,000. Neighboring businesses include: Applebee's, Kohl's, Meijer, Wal Mart, TJ Maxx, Slumberland, Ross Dress for Less, Culvers, Steak N Shake, Dunkin Donuts, Red Lobster, and numerous additional restaurants.



LARRY KUCHEFSKI

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

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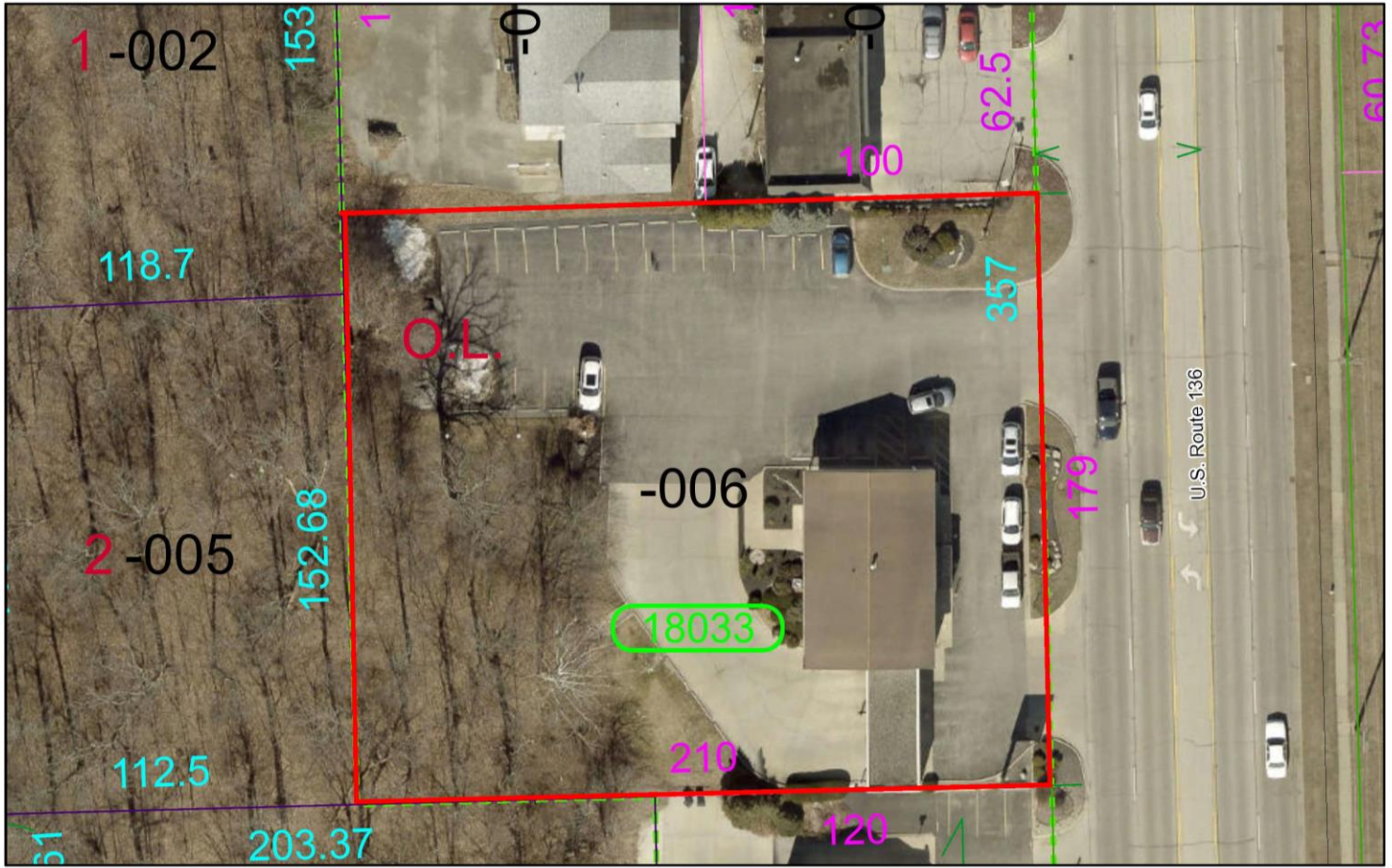
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GIS MAP



6/21/2023

- 1 inch -
Scale - 1:500

1 inch = 42 feet
1 inch = 0.008 miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors



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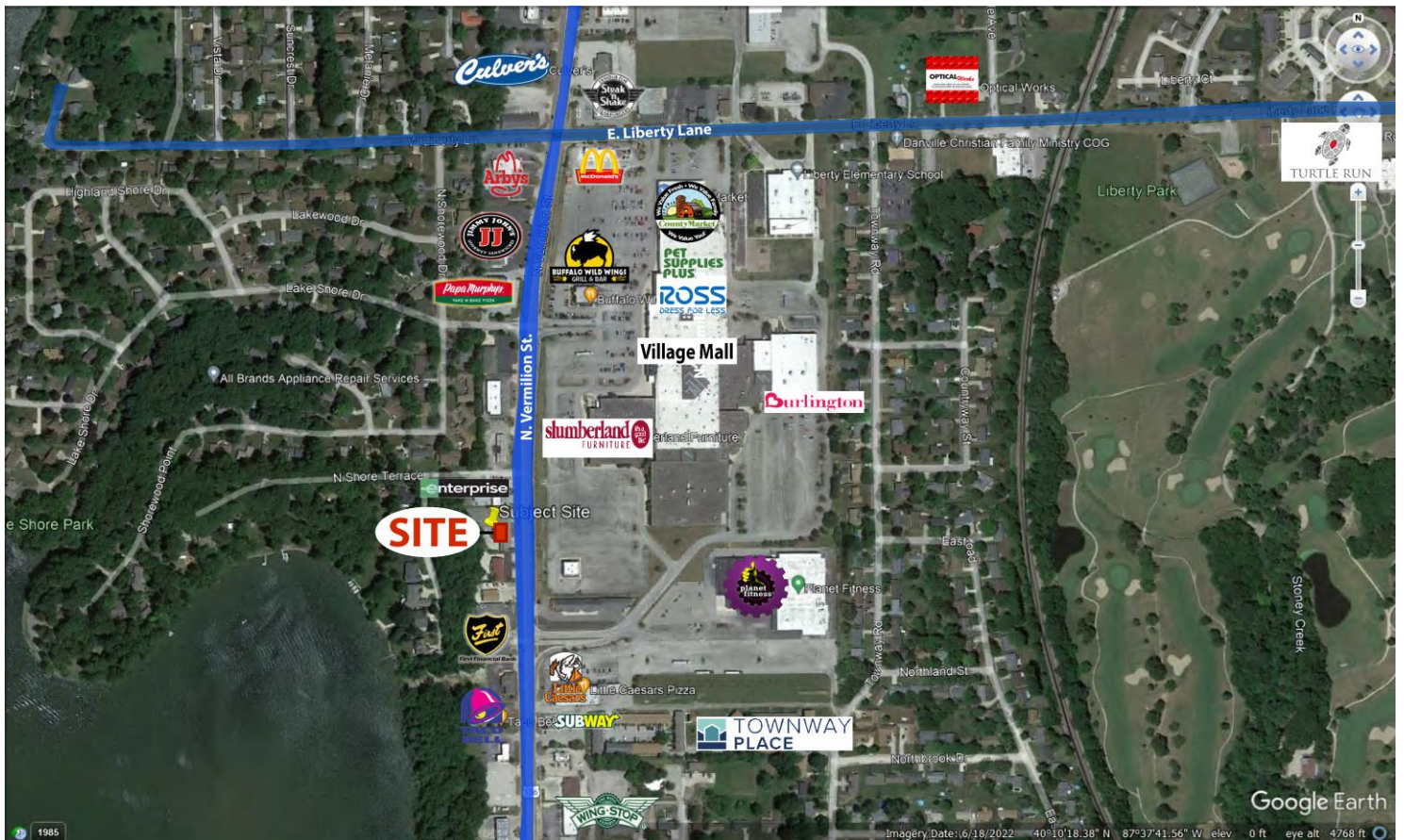
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AERIAL



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