



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

RESTAURANT/OFFICE AVAILABLE

\$425,000.00
\$16.50 / SF /NNN



RETAIL



OFFICE



SALE OR LEASE

806 N Gilbert,

Danville, IL 61832

2,200 SF

RETAIL/OFFICE

SALE PRICE

\$425,000.00

LEASE PRICE

\$16.50 / SF /NNN

TAX PIN

23 05 303 043

REAL ESTATE TAX

\$9,643.76

BUILDING SIZE

2,200 SF

YEAR BUILT

1980

ZONING

B-3 General Business

TAX YEAR

2020

PROPERTY DESCRIPTION

2,200+/-SF brick building with 2 ADA restrooms, large office or dining area, drive thru window with large stacking land, and roof under 10 years.

AREA DESCRIPTION

Located on the North Gilbert Street retail corridor, this building has been used for fast food service and a title loan office. Adjacent to Walgreens and Domino's Pizza, the neighbors also include Jimmy John's, Dollar General, First Financial Bank, and Carle Health Center.



LARRY KUCHEFSKI, CCIM
Designated Managing Broker
217-918-0871
lk@cbsdr.com



CBCDR.COM

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

RESTAURANT/OFFICE AVAILABLE

\$425,000.00
\$16.50 / SF /NNN



RETAIL



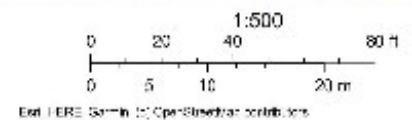
OFFICE

**SALE OR
LEASE**

PLAT MAP



July 15, 2021



Copyright 2017 Vermilion County, IL and Deane Land and Associates



LARRY KUCHEFSKI, CCIM
Designated Managing Broker
217-918-0871
lk@cbcdr.com

CBCDR.COM

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



\$425,000.00
\$16.50 / SF /NNN



SALE OR LEASE

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

Esri, HERE, Garmin, (c) OpenStreetMap contributors

Copyright 2017 Miamillon County, IL and Bruce Harris and Associates



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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.