

## PRIME DEVELOPMENT SITE

204 W. Fairchild St., Danville, IL 61832

## FOR SALE



DEVONSHIRE REALTY



### PROPERTY OVERVIEW

.52 acre retail development site with 150' frontage. Expandable to 1.94 Acres with 300' frontage, with purchase of adjacent available parcels.

### DETAILS

<b>LOT SIZE:</b>	22,702 SF
<b>SALE PRICE:</b>	\$75,000.00
<b>RE TAXES:</b>	\$3,579.58 (2014)
<b>ZONING:</b>	B-3 General Business
<b>TRAFFIC COUNTS:</b>	Fairchild: 13,300 VPD Franklin: 550 VPD

### FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial Devonshire Realty

Cell 217-918-0871  
Fax 217-352-5513

201 W. Springfield, 11<sup>th</sup> Floor  
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