

## FORMER C-STORE

445 N Vermilion St., Danville, IL 61832

## FOR SALE



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**



### PROPERTY OVERVIEW

This property, a former convenience store and gas station, is a 2,600 SF building with a lot size of 22,275 SF. The existing building can either be remodeled or demolished, and the current underground tanks are scheduled for removal. The property is being sold “as is, where is.”

### DETAILS

<b>BUILDING AREA:</b>	2,600 SF
<b>PRICE:</b>	\$149,000
<b>LOT SIZE:</b>	22,275 SF
<b>ZONING:</b>	B-3
<b>TRAFFIC COUNTS:</b>	N Vermilion – 7,400 VPD

**AREA DESCRIPTION:** Subject property is located on the intersection of N Vermilion St and Williams St, close to Danville's Downtown Business District. This property is surrounded by popular retail options such as: Boost Mobile, Jocko's, and Lincoln Lanes. This property boasts impressive traffic counts along N Vermilion and Williams St with 7,400 VPD and 4,200 VPD respectively.

### FOR MORE DETAILS CONTACT:

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