



## 610 Oak Street,

Danville, IL 61832

11,875 SF

RETAIL

### SALE PRICE

**\$395,000**  
(Previously \$495,000)

### LOT SIZE

1.02 AC

### TAX PIN

23-05-315-039

### YEAR BUILT

1960

### BUILDING SIZE

11,875 SF

### GROSS INCOME

\$58,800

### ZONING

B-3 (General Business)

### PARKING

Ample

## PROPERTY DESCRIPTION

Auto-Wares is a full line, full service, aftermarket supplier. Featuring 12 distribution centers and 185 company-owned auto parts stores, spanning 5 states, this family owned business is focused on providing the automotive aftermarket's parts needs with exceptional customer service.

## AREA DESCRIPTION

Free-Standing, brick building, is centrally located in Danville, IL. Danville and its surrounding area has a retail market of over 100,000.

## INVESTMENT HIGHLIGHTS

- Leased to Auto-Wares thru 11/2024 - w/5 Year Option
- NNN Lease with Tenant responsible for Initial \$5,000 in Repairs Annually
- Base Rent of \$58,800/Year
- Long-Standing Auto Parts Store in Community



**LARRY KUCHEFSKI**

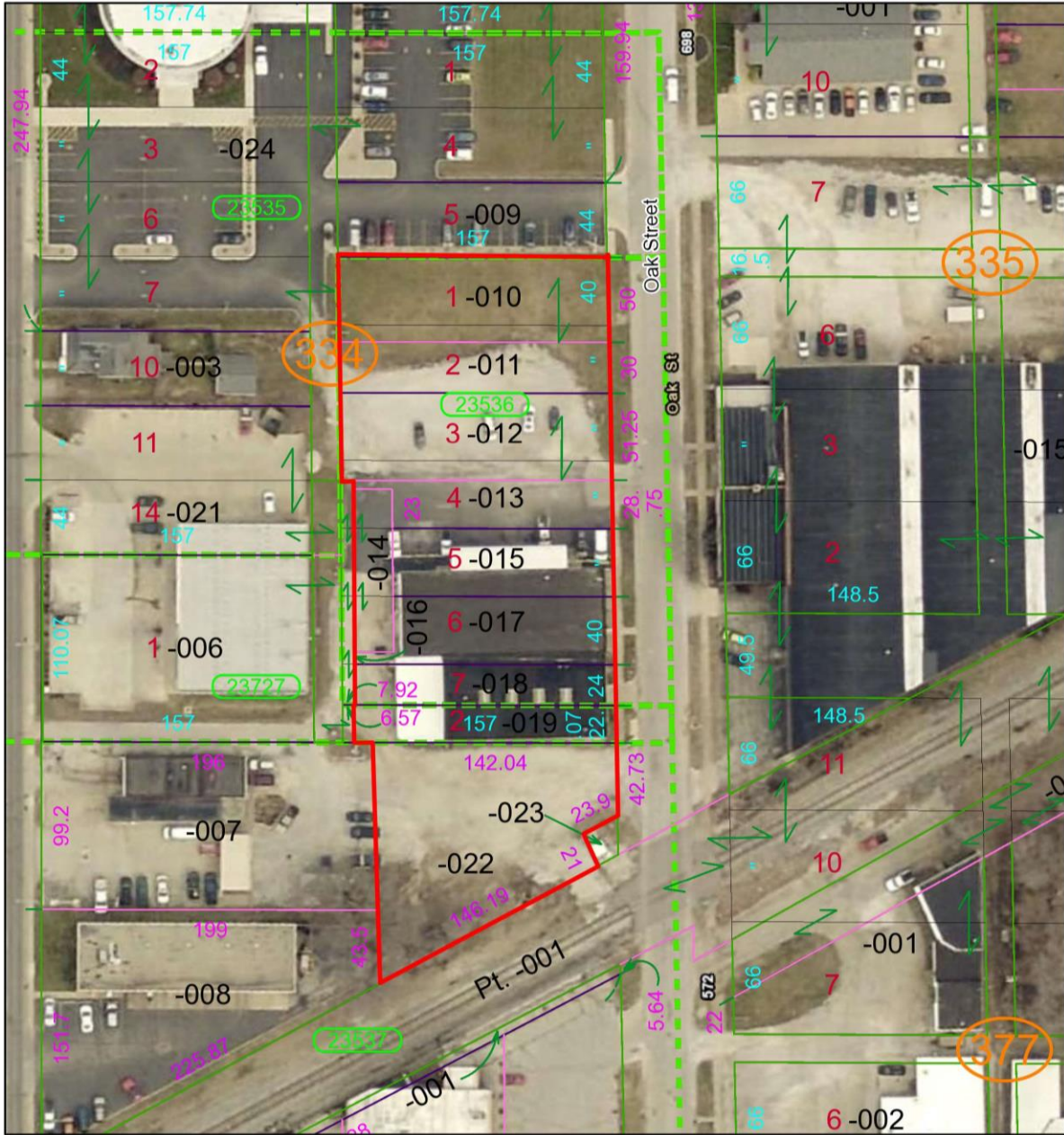
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**PLAT**



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