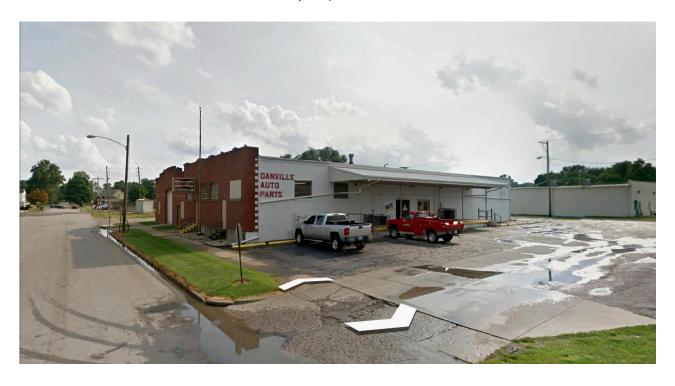


AUTO-WARES INVESTMENT

\$495,000







610 Oak Street,

Danville, IL 61832

11,875 SF

RETAIL

SALE PRICE	BUILDING SIZE
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\$495,000 11,875 SF

LOT SIZE GROSS INCOME

1.02 AC \$58,800

TAX PIN ZONING

23-05-315-039 B-3 (General Business)

YEAR BUILT PARKING

1960 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 aftermarkets' 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 217-918-0871 lk@cbcdr.com





AUTO-WARES INVESTMENT \$495,000



PLAT





