



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

AUTO-WARES INVESTMENT

\$495,000



RETAIL

INVESTMENT



610 Oak Street,

Danville, IL 61832

11,875 SF

RETAIL

SALE PRICE

\$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 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



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DEVONSHIRE REALTY**

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