



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## FORMER C-STORE FOR SALE

\$70,000



RETAIL

FOR SALE



### 445 N Vermilion Street,

Danville, IL 61832

2,600 SF

RETAIL

#### SALE PRICE

\$70,000  
(Previously \$125,000)

#### LOT SIZE

22,275 SF

#### TAX PIN

23-05-406-001

#### BUILDING SIZE

2,600 SF

#### LOT DIMENSIONS

148.6 x 150

#### ZONING

B-3 General Business

### PROPERTY DESCRIPTION

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."

### 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.



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