



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Animal Care Clinic

Sale Price: \$175,000.00

Lease Price: Negotiable

SALE OR LEASE



### 3007 E. Main Street

Danville, IL 61832

5,900 SF

OFFICE

RETAIL

#### SALE PRICE

\$175,000

#### LOT SIZE

+/- 29,400 SF

#### TAX PINS

23-02-309-018, 019,  
23-02-300-064

#### YEAR BUILT

1940

#### LEASE PRICE

Negotiable

#### AVAILABLE SPACE

5,900 SF

#### ZONING

B-2 & R-2

#### PARKING

16 Spaces

### PROPERTY DESCRIPTION

Building is comprised of former large and small animal clinic offices, exam rooms, kennels, surgical suites, and kennel runs. Property is divisible or open to single use.

### AREA DESCRIPTION

Located at Danville's city boundary, on US 136, along with neighboring Danville Area Community College, Danville's Veteran Clinic, Meade School, several retailers, and residential neighbors.



#### LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker  
217-918-0871  
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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## PLAT MAP



February 17, 2022

- 1 inch -  
Scale - 1:500

1 inch = 42 feet  
1 inch = 0.008 miles

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## AERIAL



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