



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FORMER AMBULATORY SURGERY CENTER / MEDICAL OFFICE BUILDING

\$1,370,000.00



FOR SALE

26 W. Newell Road

Danville, IL 61834

10,965 SF

OFFICE

SALE PRICE

\$1,370,000.00

LOT SIZE (SF)

267,458 SF

LOT SIZE (AC)

6.14 AC

BUILDING SIZE

10,965 SF

TAX PIN

18-17-100-007

ZONING

B3 – General Business

PARKING

71 Spaces

YEAR BUILT

1998

PROPERTY DESCRIPTION

Excellent opportunity situated just off the intersection of Vermilion Street (US Hwy 136) and Newell Road in Danville, IL. This purpose-built ambulatory surgery center (ASC) spans approximately 10,965 SF across 6.14 acres and was built in 1998. It features a welcoming reception area and large waiting room, 3 operating rooms, large pre and post-op rooms, numerous flex and storage rooms, multiple nurses stations, a kitchen / breakroom, 8 restrooms, and significant utility infrastructure including an emergency generator.

The building is ideally suited for medical practitioners seeking a nearly turn-key solution; however, the building could also be an attractive option for a wide range of businesses due to the size and location. The building includes 71 dedicated parking spaces and a monument sign along Newell Road.

AREA DESCRIPTION

Ideally located off the intersection of Newell Road and Vermilion Street (US Hwy 136) near Walmart, Menards and many other retailers. The property lies just east of Lake Vermilion and west of the Vermilion Regional Airport.



JOSH MARKIEWICZ

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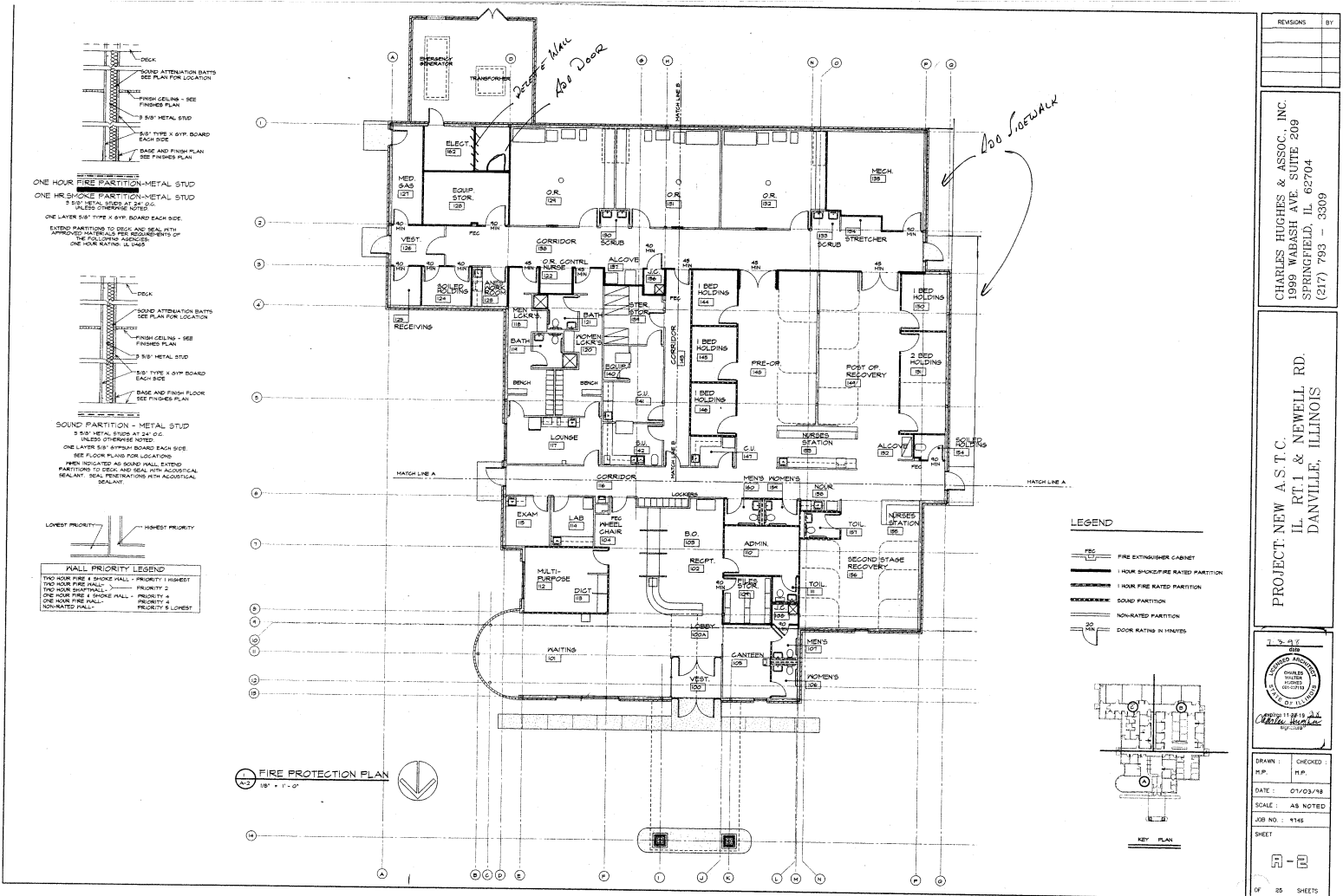
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FLOOR PLAN



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AERIAL



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