



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## FORMER BRANCH BANK FACILITY

Sale Price: \$325,000.00

FOR SALE



### 2490 N. Vermilion

Danville, IL 61832

2,400 SF

SALE

OFFICE/RETAIL

#### SALE PRICE

\$325,000.00

#### LOT SIZE

0.53 AC

#### TAX PIN

18 29 300 033, 034

#### REAL ESTATE TAX

\$17,196.20 - 2022

#### BUILDING SIZE

2,400 SF

#### PARKING

18 Spaces

#### ZONING

B-2 Highway Business

#### YEAR BUILT

1995

### PROPERTY DESCRIPTION

This former branch bank facility includes a double entry, lobby, managers office, vault, conference room, file room, inside and drive-thru teller station, break room, and (2) ADA restrooms.

#### Major Property Benefits

- 2 Drive-Thru Lanes
- Exterior Night Deposit
- Simplified Compact Floorplan
- North Retail Corridor Location
- High Traffic & Great Visibility

### AREA DESCRIPTION

Located on the Illinois/Indiana Border, Danville is 30 miles east of Champaign, Illinois, 90 miles west of Indianapolis, Indiana, and 130 miles south of Chicago. Surrounded by agricultural communities, Danville has a market area population of over 100,000. Neighboring businesses include: Applebee's, Kohl's, Meijer, Wal Mart, TJ Maxx, Slumberland, Ross Dress for Less, Culvers, Steak N Shake, Dunkin Donuts, Red Lobster, and numerous additional restaurants.



#### LARRY KUCHEFSKI

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201 W Springfield Ave. 11th Floor  
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217-352-7712

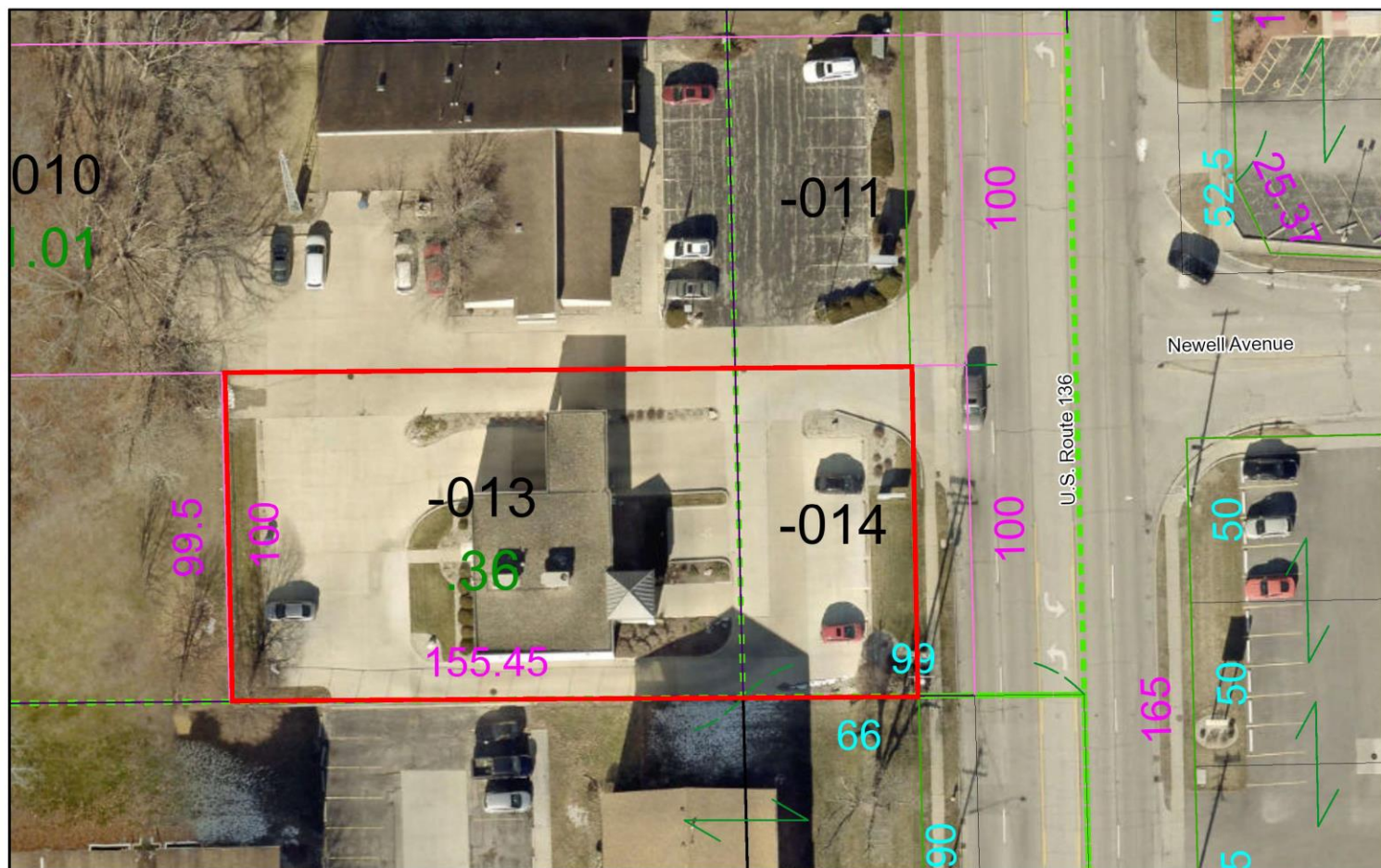
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# PLAT



Scale - 1:500

1 inch = 42 feet  
1 inch = 0.008 miles

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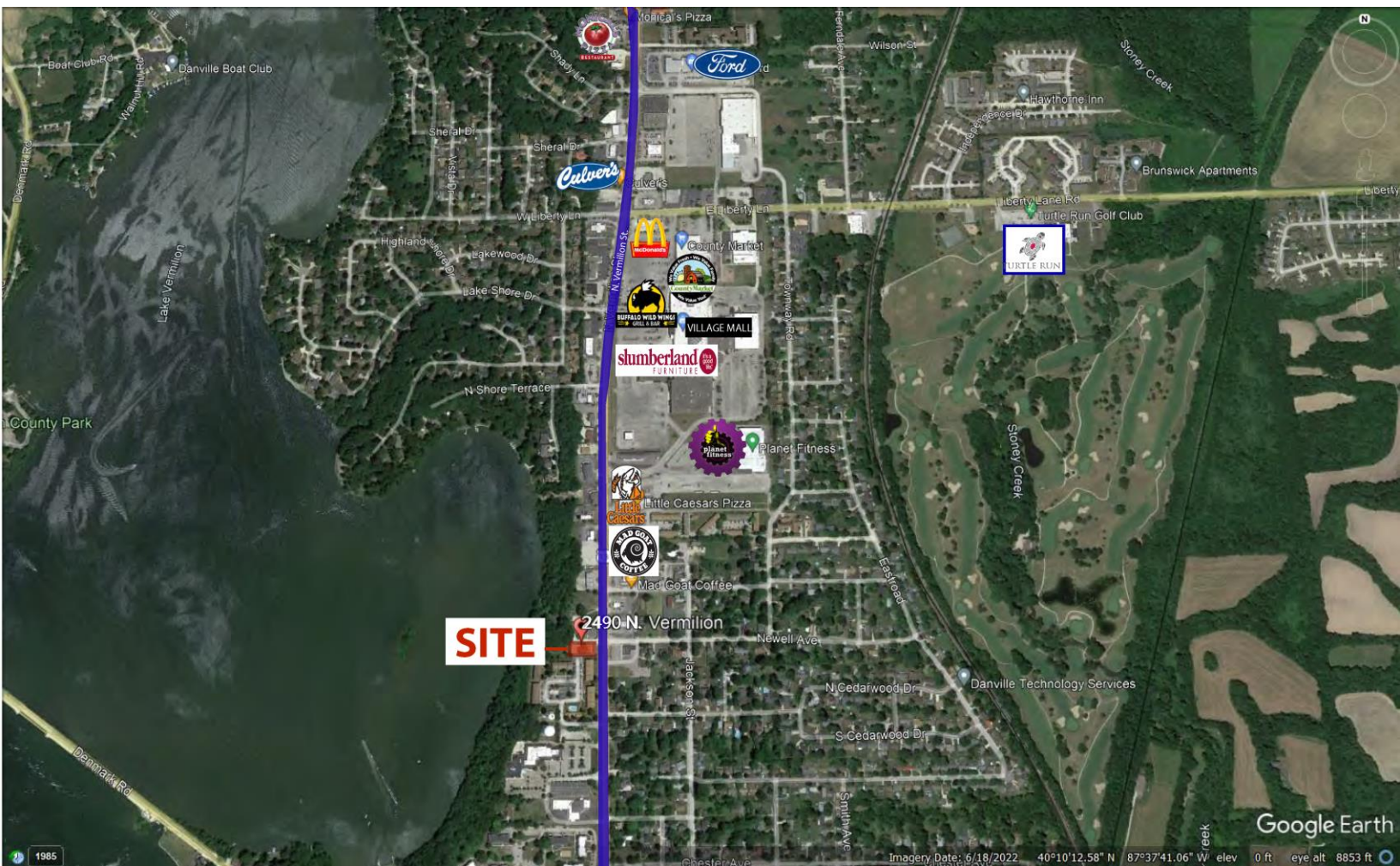
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### RETAIL AERIAL



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