



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE

\$688,000.00 (Previously \$728,000.00)

FOR SALE



923 North Vermilion,

Danville, IL 61832

4,990 +/- SF

SALE PRICE

\$688,000.00 (Previously
\$728,000.00)

BUILDING SIZE

4,990 +/- SF

ZONING

P1-Professional Office
R-2- Single Family
Medium Density

YEAR BUILT

1978

TAX PIN

23-05-204-204-019

PARKING

30+ Parking Spaces

PROPERTY DESCRIPTION

This well-managed and strategically positioned office building offers and exceptional opportunity for investors or business owners.

Suite 1: Fully leased through June 2030, providing stable income.

Suite 2: Now available – 1,345 SF of flexible office space ready for occupancy.

Expansion potential: Multiple surrounding lots included, ideal for future development or additional parking.

Whether you're looking to expand your portfolio or secure a prime location for your business this property delivers both immediate value and long-term potential.

AREA DESCRIPTION

Located on N. Vermilion, just north of the busy Vermilion-Fairchild intersection. Located within a few blocks of this site are Danville High School, CVS, Hardee's, Royal Donut, and several other professional offices and retail businesses.



LARRY KUCHEFSKI

Illinois Licensed Real Estate Broker
217-918-0871
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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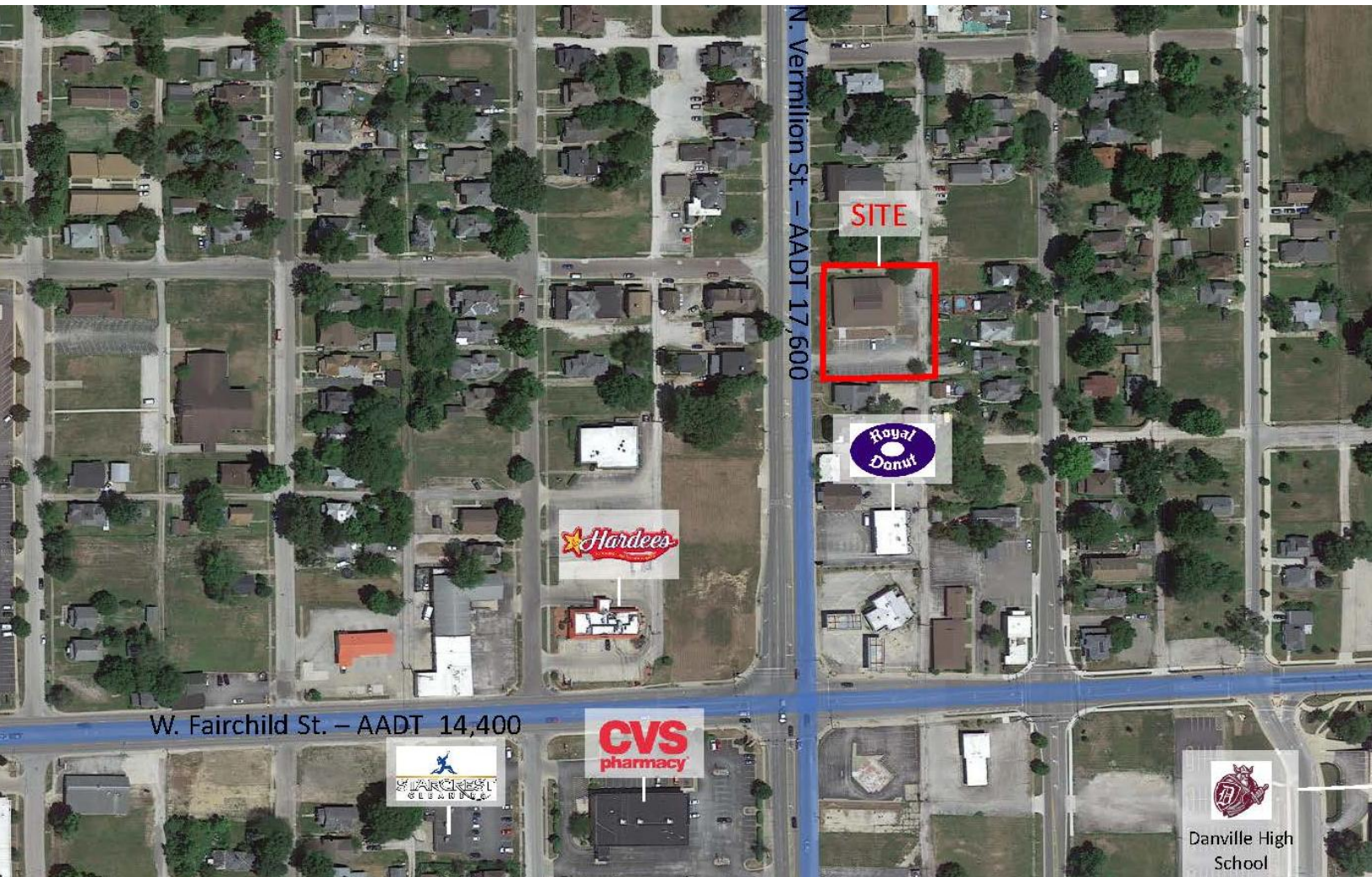
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