



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**HISTORICAL DOWNTOWN
OFFICE/RETAIL BUILDING**
\$275,000

FOR SALE



17 W North St.

Danville, IL 61832

35,000 SF

OFFICE

RETAIL

SALE PRICE

\$275,000

BUILDING SIZE

35,000 SF

LOT SIZE

0.60 AC

YEAR BUILT

1897/1962 Press Room

TAX PIN

23-08-113-025

ZONING

B-4 Central Business

PROPERTY DESCRIPTION

Originally constructed in 1897, this distinguished Turn-of-the-Century building welcomed many Illinois political figures, starting with Uncle Joe Cannon. The building underwent a major renovation in 1926, adding a striking limestone façade and a lobby finished in white Alabama marble. A substantial mechanical wing was added in 1962, expanding the property to approximately 35,000SF. The two-story facility offers a versatile layout including multiple private offices, a press room, open work areas, a shipping dock, and a full basement ideal for storage or support functions.

AREA DESCRIPTION

The property sits directly adjacent to Temple Plaza, Danville's premier downtown outdoor event venue known for concerts, community gatherings, and seasonal entertainment. Next door, The Deluxe Restaurant offers a popular lineup of breakfast, lunch, and dinner options, drawing steady foot traffic throughout the day. An additional 14,000 SF of space connected to The Deluxe provides exceptional redevelopment potential - ideal for a banquet or reception hall, boutique retail, loft-style apartments, or even a rooftop pub.



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