



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Danville

411 N. Vermilion

Property For: **Sale or Lease**



DESCRIPTION

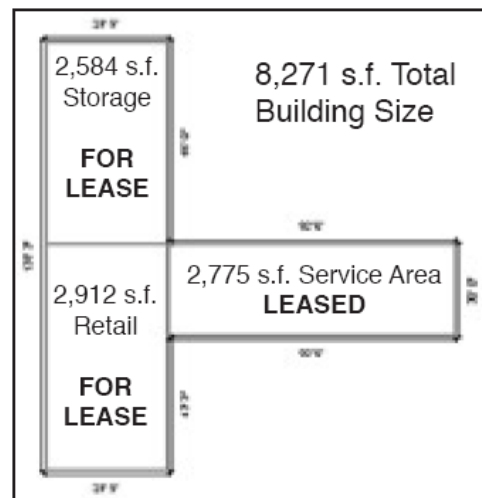
This quality building was originally constructed for vehicle repair and maintenance but lends itself well to retail, restaurant or office uses. The five drive-through bay doors and storage area are a definite benefit to anyone in the service industry, but the owner would consider an improvement to suit your needs.

Further complementing the building is the site's excellent ingress and egress with terrific visibility on a high traffic street. Additionally the building has a considerable amount of extra parking available in the rear of the facility.



SPECIFICATIONS

- Land Size:** 156' X 148.5' = 23,166 sq. ft.
- Zoned:** B-3 General Commercial
- Lease Price:** \$2,500 NNN per month
- Sale Price:** \$260,000



MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.