



REAL ESTATE

306 S. Gilbert Street - Danville, IL

Available
Investment Property

SOLD!

Lot Size – 149' x 132'

19,668 SF

Building Size – 52' x 36'

1,873 SF

Building is being totally remodeled in 2006.

For an outstanding investment package, this location could be combined with 1217 N. Prospect, Champaign, IL for a total price of \$999,000.00

Sale
\$669,000.00



Lease Information

Leased: Current lease through September 2006 at \$37,056/YR/NNN + 4% of sales over \$475,000
October 2006 through September 2012 - \$48,000/YR/NNN + 4% override

Options: October 2012 through September 2017 - \$50,400/YR/NNN + 4% override
October 2017 through September 2022 - \$52,800/YR/NNN + 4% override
October 2022 through September 2027 - \$55,200/YR/NNN + 4% override

Tax Information

PIN # - 23-17-108-001

2005 Taxes - \$10,402.94

EAV - \$109,694

Legal Description

Ellsworth Coal Cos. 1st Add to Danville All L1 & L2 B1 EX HWY ROW (0.29A)

Contact Brian Swartz at (217)-840-2602 or email bswartz@harvestco.com for more information on this listing.

harVestco, LLC

2813 North Rising Road, Suite 100
Champaign, IL 61822
Phone: 217-355-2085
Fax: 217-355-2578
Email: inquire@harvestco.com
www.harvestco.com