



harVestco
Real Estate Marketers & Managers

PUBLIC AUCTION

120 N VERMILION STREET- DANVILLE, IL

PUBLIC AUCTION
2 BUILDINGS – BOTH PROPERTIES SELLING AS
ONE UNIT
NOVEMBER 9, 2018 @ 10 AM

AUCTION WILL BE HELD ON SITE

AUCTION LOCATION

120 N Vermilion Street – Danville, IL 61832

BUILDING SIZE – 2 FLOORS AND A BASEMENT

67,400 +/- SF

LOT SIZE

24,873 +/- SF

DESCRIPTION / LOCATION

Located in the Downtown Danville business/retail district. Multi-tenant building has been extensively remodeled over the past 20 years.

Many of the updates include: Zoned Heating/AC systems, Membrane Roofs, Private Offices, and wiring/network updates. Flexible floor plan will allow tenant floor plans from 2,500 square feet to 30,000 square feet.

Gross Income: \$109,200

Expenses: \$98,312

Net Operating Income: \$10,888

Potential NOI: \$150,000

Multiple Zoned Mechanical Systems

Building is in the new Downtown TIF and Enterprise Zone

TAX INFORMATION

PIN: 23-08-209-006

2017 RE TAXES: \$14,036.58 (payable in 2018)

ZONED

B-4 Central Business, City of Danville

SELLER

Heartland Center Partnership



AUCTION COMPANY:

harVestco, LLC – IL Lic # 444.000281

Phone: 217-355-2085

www.harVestco.com

For additional information contact:

Brian Swartz, CAI – IL Lic # 444.000321

Phone: 217-840-2602

Email: bswartz@harVestco.com

COOPERATING BROKER

Coldwell Banker Commercial Devonshire Realty

Larry Kuchefski, CCIM

Phone: 217-918-0871

Email: lk@cbcdr.com

Website: www.cbcdr.com

PROPERTY INSPECTION

Inspection may be made by appointment with Coldwell Banker Commercial Devonshire Realty.
Contact Larry Kuchefski (217) 918-0871

Property will also be open for inspection one hour before the auction.

AUCTIONEER & BROKER INFORMATION

<u>Brian Swartz</u> Owner/Managing Broker and Auctioneer
Cell Phone: (217) 840-2602 Office Phone: (217) 355-2085
Email: bswartz@harvestco.com
<u>Larry Kuchefski, CCIM</u> Commercial R.E. Broker Illinois/Indiana Licensed Managing Broker
Cell Phone: (217) 918-0871 Office Phone: (217) 352-7712
Email: lk@cbcdr.com

TERMS AND CONDITIONS – The real estate is sold “as is, where is” with no warranties expressed or implied. Successful bidder will be required to sign a real estate contract and pay a 10% earnest money deposit immediately following the conclusion of the Auction. Closing will take place on or before December 10, 2018. Real estate taxes shall be prorated as of date of closing. Financing, if needed, must be arranged prior to Auction. Announcements made immediately prior to the Auction take precedence over any and all other information from any source. The auction may be cancelled at any time with or without notice.

DISCLAIMER – The information provided is believed to be accurate. However, it is subject to verification by potential Buyers. The Sellers, the Auctioneer, the Auction Company, and the cooperating Broker assume no liability for injury, errors or omissions. There are no warranties, expressed or implied, as to the information herein contained and it is recommended that all Buyers perform their own due diligence. Inspection can be made by appointment with Coldwell Banker Commercial Devonshire Realty. Contact Larry Kuchefski @ 217-918-0871.