#### **COLDWELL BANKER COMMERCIAL** DEVONSHIRE REALTY

# AUTO-WARES

\$395,000 (Previously \$495,000)





## 610 Oak Street,

Danville, IL 61832

11,875 SF	RETAIL
SALE PRICE	<b>BUILDING SIZE</b>
<b>\$395,000</b> (Previously \$495,000)	11,875 SF
LOT SIZE	<b>GROSS INCOME</b>
1.02 AC	\$58,800
TAX PIN	ZONING
23-05-315-039	B-3 (General Business)
YEAR BUILT	PARKING
1960	Ample

#### **PROPERTY DESCRIPTION**

Auto-Wares is a full line, full service, aftermarket supplier. Featuring 12 distribution centers and 185 company-owned auto parts stores, spanning 5 states, this family owned business is focused on providing the automotive aftermarkets' parts needs with exceptional customer service.

#### **AREA DESCRIPTION**

Free-Standing, brick building, is centrally located in Danville, IL. Danville and its surrounding area has a retail market of over 100,000.

#### **INVESTMENT HIGHLIGHTS**

- Leased to Auto-Wares thru 11/2024 w/5 Year Option
- NNN Lease with Tenant responsible for Initial \$5,000 in Repairs Annually
- Base Rent of \$58,800/Year
- Long-Standing Auto Parts Store in Community





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### AUTO-WARES INVESTMENT \$495,000



INVESTMENT

## PLAT





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