

**FOR SALE**

**590 S Washington Street  
Kankakee, Illinois**



### PROPERTY HIGHLIGHTS

Great redevelopment opportunity in downtown Kankakee. Former gas station/convenience store. Ideal corner location with great visibility and access and across from Kankakee River. Existing building with +/-13,000 sq ft lot is ideal for auto service, sit down restaurant or redevelopment.

<b>BUILDING SF</b>	1,100
<b>LAND SF</b>	13,163
<b>YEAR BUILT</b>	Unknown
<b>PARKING</b>	+/- 20
<b>TRAFFIC COUNTS</b>	15,700 VPD

<b>SIGNAGE TYPE</b>	Pedestal
<b>1-MILE (POP.)</b>	N/A
<b>3-MILE (POP.)</b>	42,738
<b>MED. INCOME</b>	\$50,313
<b>SPACE USE</b>	Convenience Store



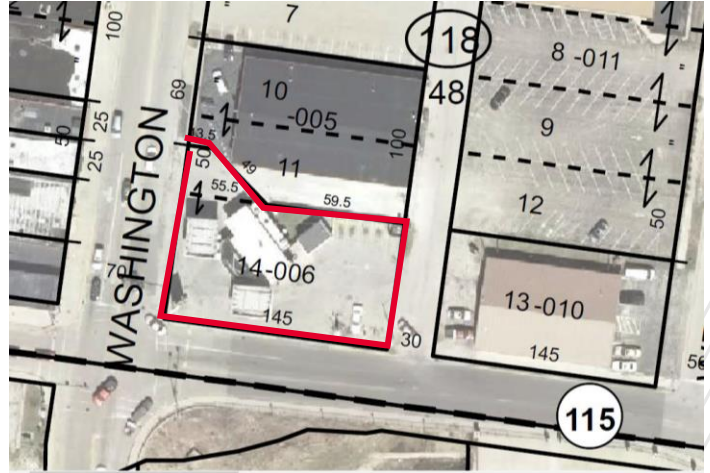
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**DOWNTOWN LOCATION WITH A RIVER VIEW**

Former gas station and convenience store located on corner lot in downtown Kankakee across from Kankakee River. Great redevelopment opportunity or reuse building for sit down restaurant, auto service, or other uses. Excellent visibility and access from Washington Ave and River Streets. Larger corner lot with dual alley access.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	16-17-05-118-006
<b>2020 RE TAXES</b>	\$16,111
<b>ZONING</b>	C-2 Service Commercial



**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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