

2414 Batestown Rd., Danville, IL 61832 — \$149,900



Auto Shop / Garage — 3,192 SF | Champion Compressor + Copper Air Lines | Radiant Heat | Drive-Through | Danville IL | \$149,900

FULL DESCRIPTION:

FOR SALE: Turn-Key Auto Shop / Workshop / Warehouse Building — Move-In Ready
2414 Batestown Rd., Danville, IL 61832

Asking Price: **\$149,900** | Independently Appraised: \$134,000 (IL Certified General Appraiser Bradley D. Cunningham, Lic. 553.000534, May 2026)

BUILDING OVERVIEW (3,192 SF)



- Construction: Wood pole frame on full concrete slab | Steel sheet walls & roof | Built 2006 | Condition: GOOD
- Total building: 76' x 42' | Two drive-in overhead doors | Drive-through layout (front-to-rear access)
- LED lighting throughout | Security cameras (interior + exterior) | Fire extinguishers installed

HIGH BAY FRONT SHOP — Approx. 40' depth



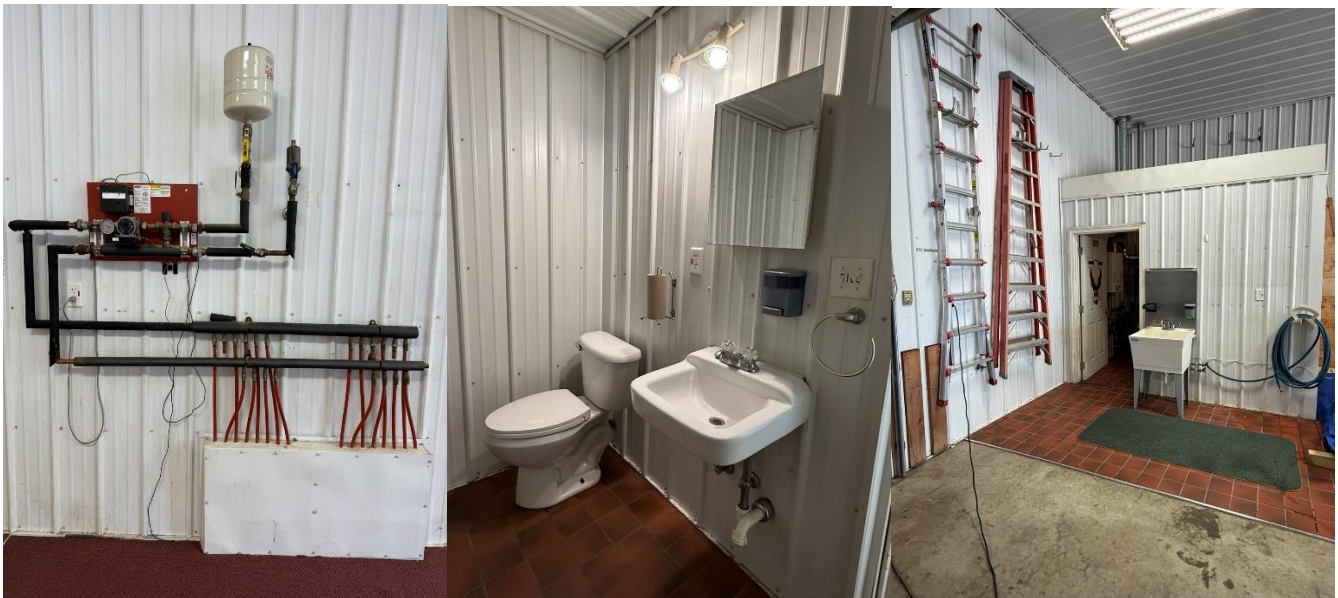
- 14' CLEAR CEILING HEIGHT — accommodates full-size trucks, SUVs, vans, RVs
- 14' x 16' OVERHEAD DRIVE-IN DOOR — auto opener installed
- IN-FLOOR HOT WATER RADIANT HEAT — multi-zone manifold system (NECC controller, 8+ circuits) | Warm floor all winter, no cold spots
- FLOOR DRAINS — trench drain channel running full width of work area
- WALL EXHAUST FAN — fume/ventilation extraction, essential for auto repair & painting prep
- ROOF VENTILATION STACKS — passive exhaust ventilation through ridge
- Fully insulated walls and ceiling
- Office/reception area at front: carpeted, with desk space, electrical panel, and storage loft access

COMPRESSOR ROOM (dedicated room, included in sale)



- Champion RV-Series COMMERCIAL AIR COMPRESSOR — large vertical tank, professional grade
- COPPER AIR LINES piped throughout entire building — multiple outlets in work areas
- Dual RTI Stealth inline air filters (oil + water separator) — clean dry air for pneumatic tools and painting
- Pressure regulator with gauge | Ready for impact wrenches, air guns, lifts, painting equipment

UTILITY ROOM (dedicated room)



- New Yorker gas-fired BOILER — feeds the in-floor radiant heat system
- Tankless hot water heater
- Utility sink (laundry tub) accessible from shop floor
- Tile floor | Separate entry door from work area
- Full restroom adjacent: toilet + sink + mirror + lighting + wall heater | Tile floor

LOW BAY REAR ZONE — 11' ceiling



- 9' x 10' overhead door (auto opener) | Access from rear yard
- Three (3) partitioned storage/office rooms
- LARGE STORAGE LOFT with carpeted staircase — substantial overhead storage space
- Additional floor drain in this zone

SITE & UTILITIES



- Land: 11,250 SF | 50' frontage on Batestown Rd. x 225' depth
- PAVED CONCRETE YARD — generous apron in front and rear of main building
- BONUS: **600 SF** detached storage barn (15' x 40') — own door, included in sale
- Utilities: Public electric | Natural gas | Municipal water | Private septic
- FEMA Flood Zone X — NOT in Special Flood Hazard Area | No flood insurance required
- Parcel PIN: 22-10-403-013 | Vermilion County, IL

LOCATION & ACCESS

- Located on south side of Batestown Rd., just west of Mauck Ln., Danville IL 61832
- Less than 1 mile from I-74 (Everett McKinley Dirksen Memorial Hwy)
- Easy access for trucks, trailers, equipment

- Mixed commercial / agricultural / residential surroundings

PERFECT FOR — Immediate Use

- ★ AUTO / TRUCK REPAIR SHOP — compressor, copper air lines, floor drains, exhaust fan, 14' door, radiant heat: EVERYTHING ALREADY IN PLACE. No build-out required.
- ★ BODY SHOP / AUTO DETAILING — ventilation + drains + compressed air + utility sink
- Welding / metal fabrication / heavy equipment service
- Woodworking or custom cabinet shop (compressor + air tools ready-to-go)
- Contractor headquarters — HVAC, plumbing, electrical, landscaping company
- Light manufacturing or assembly operation
- Investment / rental property — shop space in strong demand in Danville area

APPRAISAL & FINANCIAL

- Certified appraisal: \$134,000 | IL Certified General Real Estate Appraiser | May 13, 2026
- Appraiser estimated marketing time: 30–60 days
- Appraisal report available to qualified buyers and their lenders upon request
- Seller financing considered for qualified buyers
- Previously purchased January 2022 | No other transfer activity in prior 10 years

All showings by appointment only.

Contact: Ihor Dzhaman | Phone/Text: +1(217)8988983 | Email: usponoma@gmail.com

Property Type	Industrial / Special Purpose / Auto Shop
Property Sub-Type	Shop / Warehouse / Garage
Sale Price	\$149,900
Price Per SF	\$46.96/SF
Building Size	3,192 SF
Land Area	11,250 SF (0.26 Acres)
Year Built	2006
Building Condition	Good
Construction	Wood pole frame Steel sheet walls & roof Full concrete slab
Ceiling Height	14' (High Bay front) 11' (Low Bay rear)
Drive-In Doors	2 (14'x16' front 9'x10' rear)
Floor	Concrete slab Trench floor drain
Heating	In-floor hot water radiant heat (gas boiler, multi-zone)

Ventilation	Wall exhaust fan + roof ventilation stacks
Air Compressor	Champion RV-Series Copper air lines throughout Dual RTI filters
Restroom	Yes (1) — toilet, sink, mirror, wall heater
Utilities	Public electric, natural gas, municipal water Private septic
Flood Zone	FEMA Zone X — No Special Flood Hazard
Additional Structure	600 SF detached storage barn (included)
Parcel PIN	22-10-403-013
Zoning / Use	Commercial Current: Workshop/Shop
Location	Batestown Rd. @ Mauck Ln. Near I-74 Danville IL 61832
Appraised Value	\$134,000 (IL Certified, May 2026)
Appraisal License	Bradley D. Cunningham Lic. 553.000534

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