



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Former Gas & Convenience Store for Sale

1102 West Main St, West Frankfort, Illinois 62896
Franklin County

Collin Fischer - CCIM

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Basic Details

Listing No:	2163
Sale Or Lease:	For Sale
Property Type(s):	Land, Retail, Retail - Freestanding, Retail - Grocery/Convenience Store, Retail - Vehicle Related
Building Size (Sqft):	1,522 Sqft.
Lot Size (Acres):	0.55 Acre(s)
Total Sqft Available:	1,522 Sqft.
Sale Price:	\$170,000
Sale Price Per Sqft:	\$7.08

Address

Country:	US
State:	IL
County:	Franklin
City:	West Frankfort
Zipcode:	62896
Street Number:	1102
Street:	West Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	1,522 Sqft.
Total Sqft Available:	1,522 Sqft.
Retail:	1,522 Sqft.
Min Divisible Sqft:	1,522 Sqft.
Max Contiguous Sqft:	1,522 Sqft.

Property Information

Parcel No:	11-24-329-001 & 002
Zoning:	Commercial
Zoning By:	West Frankfort
Prior Use:	Gas & Convenience Store
TIF:	Yes
Enterprise Zone:	Yes

Traffic Count:

12,600

Land Measurements

Acres:	0.55 Acre(s)
Frontage:	200 ft
Depth:	120 ft

Transportation

Interstate:

I-57, Exit 65

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