

## 1,316 SF Downtown Office/Retail Building

124 N Main St, Dupo, Illinois 62239  
St. Clair County

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### Property Description

#### Office/Retail Building

1,316 SF Flexible Office/Retail Building for Sale. Creative opportunity to do virtually anything with this building. Office/Retail or even Restaurant (property has drive through window). Finished Basement and New Roof. Within close proximity of St. Louis and Major Roadways. Motivated Sellers!

Located in a TIF District and Enterprise Zone.

**Sale Price: \$45,000**

#### Basic Details

Listing No:	2287
Sale Or Lease:	For Sale
Property Type(s):	Office
Building Size (Sqft):	1,316 Sqft.
Sale Price:	\$45,000

#### Property Information

Parcel No:	06-21.0-408-004
Zoning:	B-2 Commercial
Zoning By:	Village of Dupo
Prior Use:	Printing Shop
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$2,625.24
Tax Year:	2019
Traffic Count:	4,550

## Structural Data

Year Built:	1900
Rehab Year:	2014
Clearance Max:	12 ft
Exterior:	Vinyl

## Land Measurements

Acres:	0.08 Acre(s)
Frontage:	25 ft
Depth:	138 ft

## Transportation

Interstate:	I-255
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