

## 7,800 SF Former Convenience Store

479 Main St, Rosiclare, Illinois 62982  
Hardin County

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## Property Description

### Commercial Building

7,800 SF former Convenience Store. Suitable for a variety of retail and other service-related business uses. Situated on a 0.99 acre lot near the Ohio Riverfront amenities.

### Basic Details

Listing No:	2365
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Freestanding, Retail - Grocery/Convenience Store, Retail - Store Front Retail
Building Size (Sqft):	7,800 Sqft.
Lot Size (Acres):	0.99 Acre(s)
Lease Rate:	Contact Broker
Lease Type:	Gross

### Square Foot Information

Building Total Sqft:	7,800 Sqft.
Direct Lease:	7,800 Sqft.
Retail:	7,800 Sqft.
Min Divisible Sqft:	7,800 Sqft.
Max Contiguous Sqft:	7,800 Sqft.

## Property Information

Parcel No:	10-38-012-07-000
Zoning:	Commercial Business
Zoning By:	Hardin County
Prior Use:	Convenience Store
Parking:	35
Parking Surface Type:	Asphalt
Property Tax:	\$5,193
Tax Year:	2019
Traffic Count:	1,950

## Structural Data

Year Built:	2003
Clearance Min:	7 ft
Clearance Max:	10 ft
Exterior:	Brick Block
Floors:	1