

4,320 SF Historic Commercial Building- Downtown West Frankfort

126 East Main Street, West Frankfort, Illinois 62896
County

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Property Description

Historic one story (with loft) downtown commercial building. Constructed circa 1915 with original façade intact including large recessed display windows.

Total 4,320 SF floor area. Wood flooring with exposed brick accent walls. Open floor plan in front with several small rooms in rear. 12' tin ceilings with updated interior lighting. Small loft area at rear of bldg. Seller has made a number of improvements including updated restrooms.

Located in a TIF and Enterprise Zone. Suitable for retail, office and could be adapted as a coffee shop/café, etc.

Sale Price: \$126,000

Basic Details

Listing No:	2602
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail,

Square Foot Information

Building Total Sqft:	4,320 Sqft.
Total Sqft Available:	4,320 Sqft.
Office:	4,320 Sqft.
Retail:	4,320 Sqft.
Min Divisible Sqft:	4,320 Sqft.

	Restaurant/Bar
Building Size (Sqft):	4,320 Sqft.
Lot Size (Acres):	0.10 Acre(s)
Total Sqft Available:	4,320 Sqft.
Sale Price:	\$126,000
Sale Price Per Sqft:	\$29.17

Max Contiguous Sqft:	4,320 Sqft.
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Property Information

Parcel No:	12-19-311-004
Zoning:	B-1 Commercial
Zoning By:	City of West Frankfort
Prior Use:	Photo Studio
TIF:	Yes
Enterprise Zone:	Yes
Parking:	Off-Site public
Property Tax:	\$1,362
Tax Year:	2021
Traffic Count:	8,850

Structural Data

Year Built:	1915
Rehab Year:	2008
Class:	C
Clearance Max:	12 ft
Exterior:	Brick & Terracotta tile

Land Measurements

Acres:	0.10 Acre(s)
Frontage:	36 ft
Depth:	120 ft