

## 4,320 SF Historic Commercial Building- Downtown West Frankfort

126 East Main Street, West Frankfort, Illinois 62896  
County

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### Basic Details

Listing No:	2602
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail, Restaurant/Bar
Building Size (Sqft):	4,320 Sqft.
Lot Size (Acres):	0.10 Acre(s)
Total Sqft Available:	4,320 Sqft.
Sale Price:	\$119,500
Sale Price Per Sqft:	\$27.66

### Address

Country:	US
State:	IL
City:	West Frankfort
Zipcode:	62896
Street Number:	126
Street:	East Main Street

### 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.

### Property Information

Parcel No:	12-19-311-004
Zoning:	B-1 Commercial
Zoning By:	City of West Frankfort
Prior Use:	Photo Studio
TIF:	Yes

Max Contiguous Sqft: 4,320 Sqft.

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