

## 7,646 SF Office Building on 1 Acre: Potential Redevelopment Site

200 Potomac Blvd, Mt. Vernon, Illinois 62864  
Jefferson County

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### Basic Details

Listing No:	2810
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial, Office
Building Size (Sqft):	7,646 Sqft.
Lot Size (Acres):	1 Acre(s)
Total Sqft Available:	7,646 Sqft.
Sale Price:	\$499,000
Sale Price Per Sqft:	\$65.26

### Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt. Vernon
Zipcode:	62864
Street Number:	200
Street:	Potomac
Street Suffix:	Blvd

### Square Foot Information

Building Total Sqft:	7,646 Sqft.
Total Sqft Available:	7,646 Sqft.
Office:	7,646 Sqft.
Retail:	7,646 Sqft.
Min Divisible Sqft:	7,646 Sqft.
Max Contiguous Sqft:	7,646 Sqft.

### Property Information

Parcel No:	06-26-376-004 & 006
Zoning:	C-5 Highway Commercial
Prior Use:	Office
Parking:	25
Parking Surface Type:	Asphalt
Tax Year:	City Owned
Traffic Count:	21,800
Topography:	Flat

## Structural Data

Year Built:	1991
Class:	C
Clearance Min:	8 ft
Clearance Max:	10 ft
Floors:	1

## Land Measurements

Acres:	1 Acre(s)
Frontage:	138 ft
Depth:	210 ft

## Transportation

Interstate:	I-64/57 & Route 15
Airport:	Marion Airport (40 Miles)