

## 19,054 SF Former Grocery Store on 2.83 Acres

1001 West Main St, West Frankfort, Illinois 62896  
Franklin County

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### Basic Details

Listing No:	2323
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding, Retail - Grocery/Convenience Store
Building Size (Sqft):	19,054 Sqft.
Lot Size (Acres):	2.83 Acre(s)
Total Sqft Available:	19,054 Sqft.
Sale Price:	\$265,000
Sale Price Per Sqft:	\$13.90

### Address

Country:	US
State:	IL
County:	Franklin
City:	West Frankfort
Zipcode:	62896
Street Number:	1001
Street:	West Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	19,054 Sqft.
Total Sqft Available:	19,054 Sqft.
Retail:	19,054 Sqft.
Min Divisible Sqft:	19,054 Sqft.
Max Contiguous Sqft:	19,054 Sqft.

### Property Information

Parcel No:	11-24-332-005;019;020
Zoning:	B-1
Zoning By:	West Frankfort
Prior Use:	Grocery Store
TIF:	Yes
Enterprise Zone:	Yes
Parking:	90+

Parking Surface Type:	Asphalt
Property Tax:	\$10,583
Tax Year:	2021
Traffic Count:	11,700

## Structural Data

Year Built:	1980
Clearance Min:	12 ft
Clearance Max:	14 ft
Exterior:	Steel Frame & Metal
Floors:	1

## Land Measurements

Acres:	2.38 Acre(s)
Frontage:	285 ft
Depth:	445 ft

## Transportation

Interstate:	I-57; exit 65
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