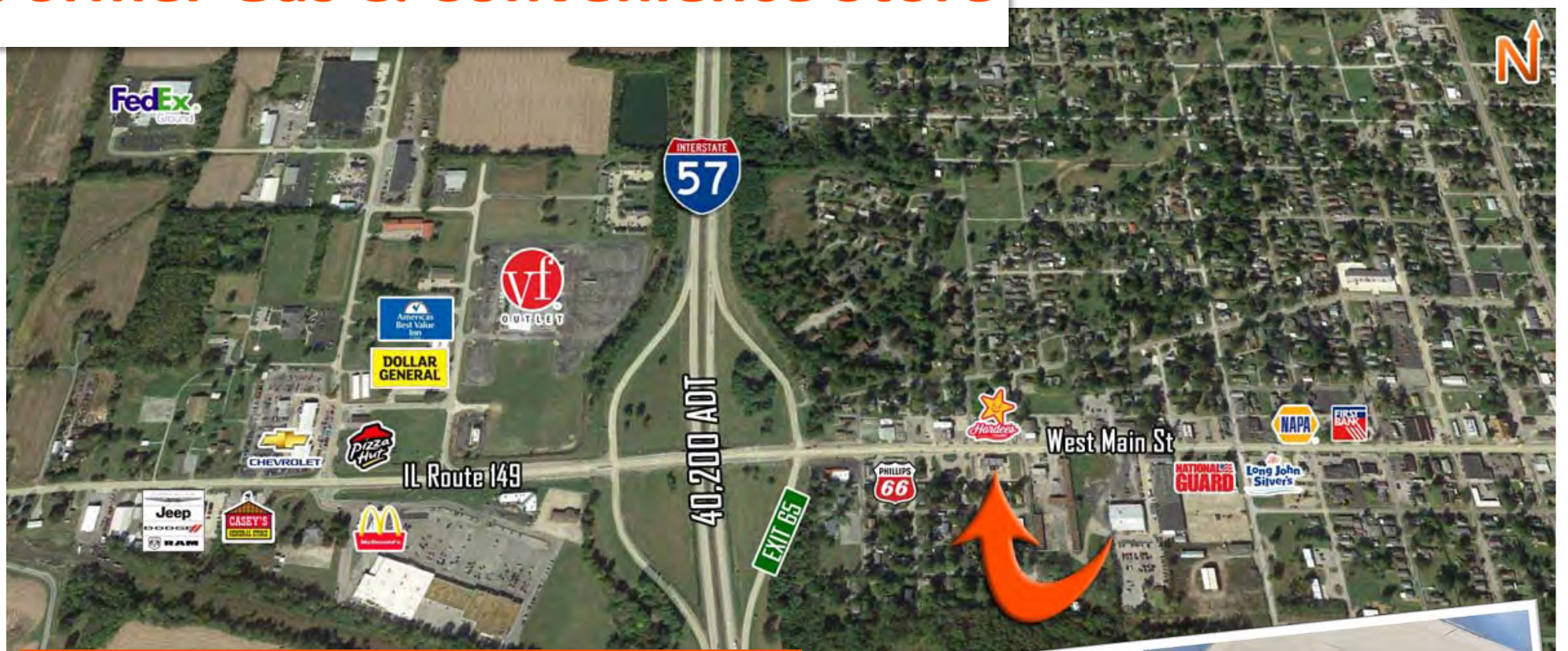


# For Sale Former Gas & Convenience Store

1102 West Main St., West Frankfort, IL 62896



- Former Gas & Convenience Store situated on 24,000 SF Lot
- Located on the Primary Business Corridor (IL Route 149) Near the I-57 Interchange
- Located in a TIF District and Enterprise Zone
- Suitable for Redevelopment

**Reduced Sale Price: \$170,000**



**BARBERMURPHY**

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





W Main St.

ILLINOIS  
149

S Stewart St.

Planned I-57 + IL Rte 149  
Interchange Connector



**BARBERMURPHY**

**Listing No:** 2163

**Retail**  
**Total SF Available:** 1,522 SF  
**Min Divisible SF:** 1,522 SF

West Frankfort CC Food Mart.  
 1102 West Main Street  
 West Frankfort, IL 62896

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$170,000  
**Sale Price/SF:** \$7.08  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**SQUARE FOOT INFO:**

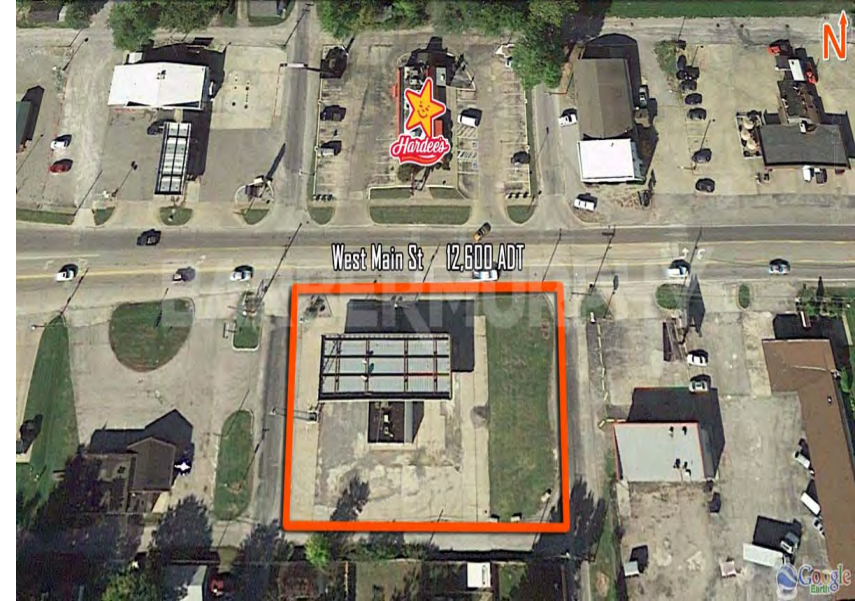
**Building Total:** 1,522 SF  
**Total Available:** 1,522 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 1,522 SF  
**Min Divisible:** 1,522 SF  
**Max Contiguous:** 1,522 SF

**LAND MEASUREMENTS:**

**Acres:** 0.55  
**Frontage:** 200 FT  
**Depth:** 120 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 11-24-329-001 & 002	<b>TIF:</b> Yes	<b>Parking:</b>	
<b>County:</b> Franklin	<b>Enterprise Zone:</b> Yes	<b>Surface Type:</b>	Concrete
<b>Zoning:</b> Commercial	<b>Survey:</b> No	<b>Traffic Count:</b>	12,600
<b>Zoning By:</b> West Frankfort	<b>Environmental:</b> No	<b>Property Tax:</b>	Contact Broker for Info.
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b>	
<b>Prior Use:</b>			



**Comments**

Former Gas and Convenience Store located on .55 acres on IL. Rt. 149 (West Main Street) near the SE Quadrant of the I-57 Interchange. Existing 1,552 SF building with canopy. Great site for commercial redevelopment . Located in TIF and Enterprise Zone. Property borders planned I-57 & IL Rt 149 interchange connector. Contact Broker for additional information.

**STRUCTURAL DATA:**

<b>Year Built:</b>	<b>Clearance Min:</b>	<b>Exterior:</b> Concrete Block
<b>Rehab Year:</b> 1990	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

Mike Pierceall Office: (618) 277-4400 mikep@barbermurphy.com Cell: (618) 791-8396	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
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