

FOR SALE

1102 West Main St.,
West Frankfort, IL
62896

FORMER GAS & CONVENIENCE STORE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

AREA MAP

1102 West Main St., West Frankfort, IL 62896



LOCATION OVERVIEW

Located the Primary Business Corridor (IL Route 149); Near the I-57 Interchange, Exit 65. Situated in a TIF District & Enterprise Zone.

PROPERTY PHOTOS

1102 West Main St., West Frankfort, IL 62896



PROPERTY OVERVIEW

1,522 SF former
gas/convenience store

Situated on 0.55 acre lot

Suitable for redevelopment

REDUCED SALE PRICE:
\$170,000



OFFICE/RETAIL PROPERTY SUMMARY

1102 WEST MAIN STREET

LISTING # 2163

LOCATION DETAILS:

Parcel #: 11-24-329-001 & 002
County: IL - Franklin
Zoning: Commercial - West Frankfort

PROPERTY OVERVIEW:

Building SF: 1,522
Vacant SF: 1,522
Min Divisible SF: 1,522
Retail SF: 1,522
Lot Size: 0.55 Acres
Frontage: 200
Depth: 120
Parking Spaces: 25
Parking Surface Type: Concrete

STRUCTURAL DATA:

Yr Renovated: 1990
Construction Type: Concrete block

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$170,000
Price / SF: \$111.70

FINANCIAL INFORMATION:

Taxes: Contact Broker for information

DEMOGRAPHICS:

Traffic Count: 12,600

PROPERTY DESCRIPTION:

1,522 SF former gas/convenience store situated on 0.55 Acre Lot for Sale. Suitable for Redevelopment.