

2,400 SF Commercial Building on 0.61 Acre Lot

315 East Main St., Salem IL 62881



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BARBERMURPHY

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Property Summary

2,400 SF Commercial Building – Former Farm Fresh Store
0.61 Acre Lot located on the East side of Downtown Salem
Located in a TIF District
Sale Price Includes Equipment and Fixtures
Suitable for a variety of Retail, Office and other Business Uses

SALE PRICE: \$279,500

Listing No: 2338

Retail

Farm Fresh Salem
315 East Main Street
Salem, IL 62881

SALE INFORMATION:

For Sale: Yes
Sale Price: \$279,500
Sale Price/SF: \$116.46
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

2,400 SF commercial building (former Farm Fresh store) on .61 acre lot located at SE corner of Main Street (US Rt. 50) and Jefferson Street near downtown area. Located in a TIF. Suitable for number of retail and business uses. Includes equipment and fixtures.

Total SF Available: 2,400 SF
Min Divisible SF: 2,400 SF

SQUARE FOOT INFO:

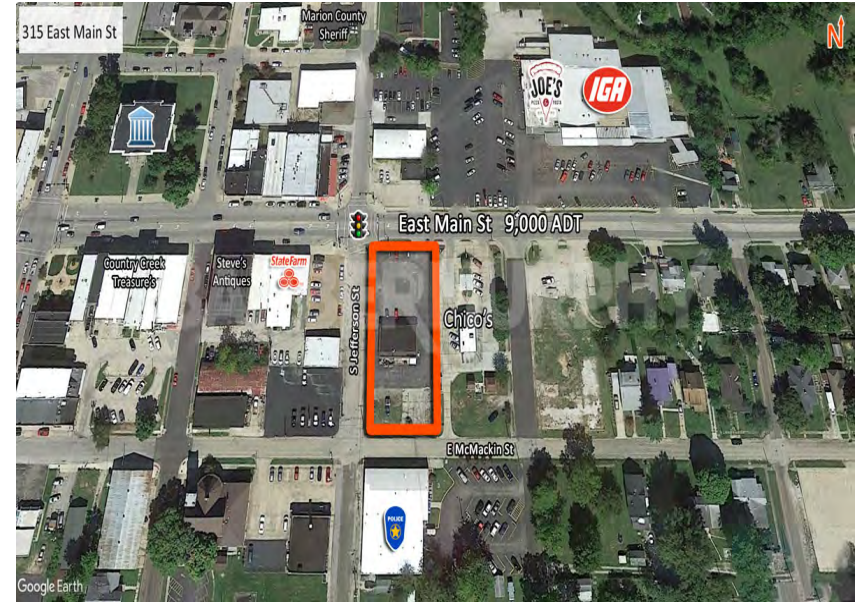
Building Total: 2,400 SF
Total Available: 2,400 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 2,400 SF
Min Divisible: 2,400 SF
Max Contiguous: 2,400 SF

LAND MEASUREMENTS:

Acres: 0.61
Frontage: 111 FT
Depth: 223 FT

PROPERTY INFORMATION:

Parcel No: 11-00-008-645	TIF: Yes	Parking: 20
County: Marion	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2 Business	Survey: No	Traffic Count: 9,000
Zoning By: City of Salem	Environmental: No	Property Tax: \$5,588.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Farm Fresh store		



STRUCTURAL DATA:

Year Built: 1980 **Clearance Min:** 12' **Exterior:** Brick & Block
Rehab Year: **Clearance Max:** **Bay Spacing:**
Floors: 1 **Floor Drains:** **Sprinklers:**
Class:

Listing Broker(s)

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