

**FOR
SALE**

**Fully Renovated 5,824 SF
Two Story Downtown Commercial Building**

916-918 Main Street, Mt. Vernon, IL 62864



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.

AREA MAP



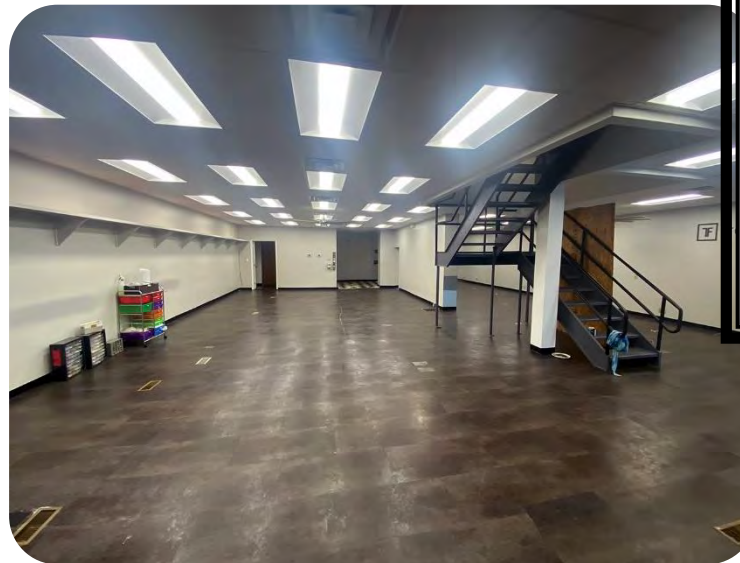
PROPERTY SUMMARY

- Fully renovated 5,824 SF circa 1900s two-story commercial building in downtown Mt. Vernon
- Located across from Jefferson County Courthouse near professional offices, boutique retail businesses, banks and restaurants
- Located in TIF and Enterprise Zone

SALE PRICE: \$355,000 (\$60.95/SF)

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IMAGES



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Listing No: 2597

Office

Federici Building
916-918 Main Street
Mt. Vernon, IL 62864

SALE INFORMATION:

For Sale: Yes
Sale Price: \$355,000
Sale Price/SF: \$60.95
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

Two circa early 1900s two-story commercial buildings with total of 5,824 SF retail/office space located in downtown area across from Jefferson County Courthouse. The buildings were extensively renovated in 2006 maintaining the historic character of the front facades. The interior was completed revamped with the first floor totaling 2,912 SF including open work area, two offices, foyer and two public restrooms. The second floor contains 2,912 SF including conference room, offices, kitchen, restroom, and storage area. The property is located in a TIF and Enterprise Zone. Property is suitable for retail, professional offices and is in move-in condition.

Total SF Available: 5,824 SF
Min Divisible SF: 5,824 SF

SQUARE FOOT INFO:

Building Total: 5,824 SF
Total Available: 5,824 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 5,824 SF
Retail: 5,824 SF
Min Divisible: 5,824 SF
Max Contiguous: 5,824 SF

LAND MEASUREMENTS:

Acres: .10
Frontage: 37 FT
Depth: 168 FT

PROPERTY INFORMATION:

Parcel No: 07-29-353-010	TIF: No	Parking: Off-site
County: Jefferson	Enterprise Zone: No	Surface Type:
Zoning: B1 - Primary Commercial	Survey: No	Traffic Count: 5,550
Zoning By: City of Mt. Vernon	Environmental: No	Property Tax: \$3,070.00
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 1900	Clearance Min:	Exterior: brick & stone
Rehab Year: 2006	Clearance Max:	Bay Spacing:
Floors: 2	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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