

**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

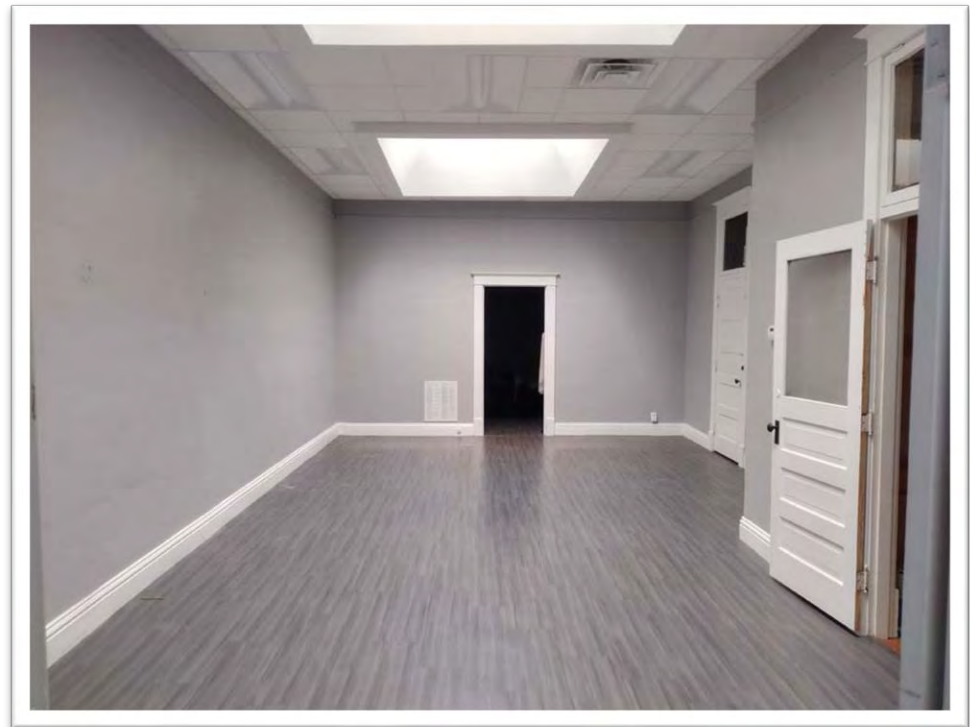


PROPERTY SUMMARY

- Fully renovated Historic 5,824 SF circa 1900s two-story commercial building in downtown Mt. Vernon, IL
- Located across from Jefferson County Courthouse near professional offices, boutique retail businesses, banks and restaurants
- Located in TIF and Enterprise Zone
- Great space for professional office, boutique retail, service-related businesses including beauty salon/spa, aerobic/fitness facility, etc. with option of living quarters on second floor.

REDUCED SALE PRICE: \$225,000 (OBO) MOTIVATED SELLER

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Listing No: 2597

Office

916-918 Main Street
Mt. Vernon, IL 62864

SALE INFORMATION:

For Sale: Yes
Sale Price: \$225,000
Sale Price/SF: \$38.63
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

First Floor is primarily open space refinished with updated LED lighting, energy efficient HVAC.
Second Floor has combination of work/storage space along with finished office/conference space, furnished kitchen/break room. Could easily be converted to living quarters.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

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: 0.11
Frontage: 37 FT
Depth: 168 FT

PROPERTY INFORMATION:

Parcel No: 07-29-353-010	TIF: Yes	Parking: Off-site
County: Jefferson	Enterprise Zone: Yes	Surface Type: Asphalt
Zoning: B1 - Primary Commercial	Survey: No	Traffic Count: 5,550
Zoning By: City of Mt. Vernon	Environmental: No	Property Tax: \$3,207
Complex:	Archaeological: No	Tax Year: 2022
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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