

FOR SALE

126 E Main Street
West Frankfort, IL 62896



4,320 SF HISTORICAL DOWNTOWN COMMERCIAL BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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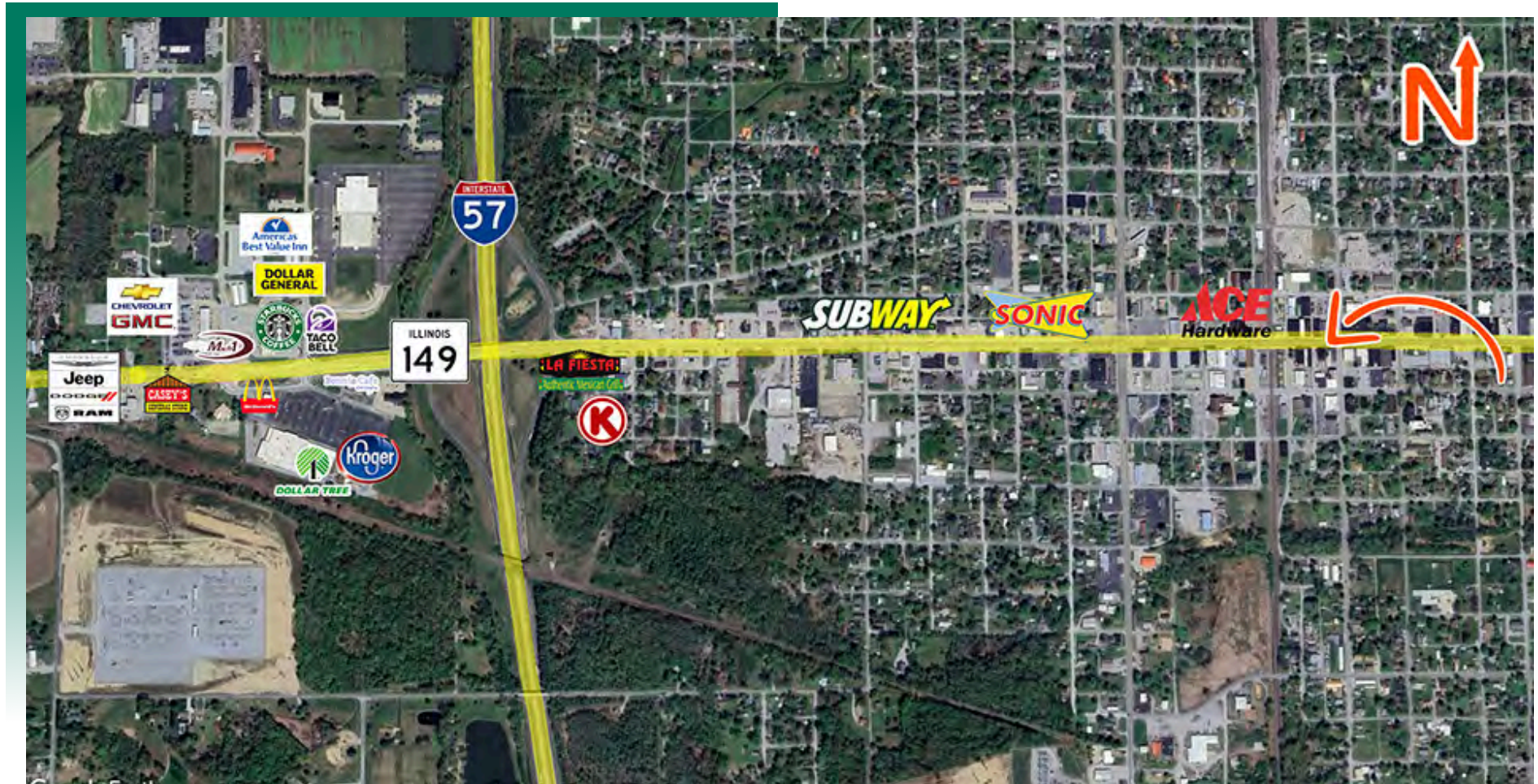
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

126 E Main St., West Frankfort, IL 62896



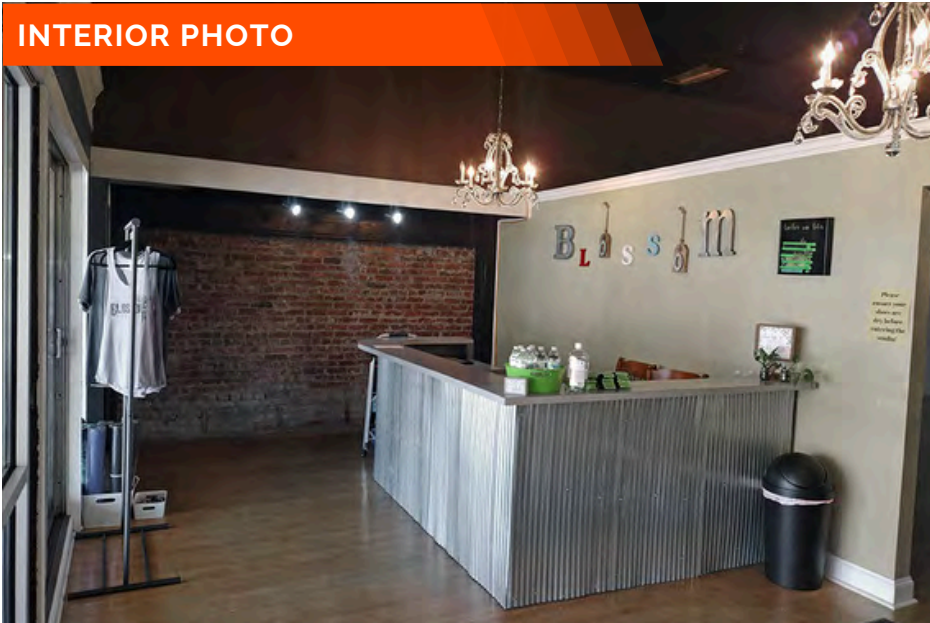
LOCATION OVERVIEW

This historic commercial building is located in downtown West Frankfort along Main Street approximately 1 mile east of Interstate 57 interchange. West Frankfort is located in Franklin County. Located in a TIF and Enterprise Zone.

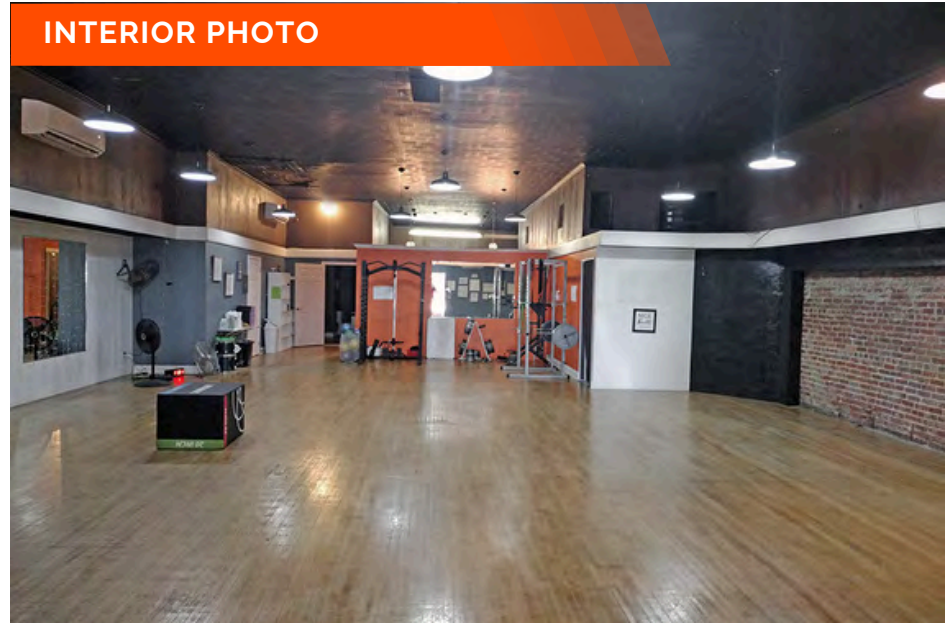
PROPERTY PHOTOS

126 E Main St., West Frankfort, IL 62896

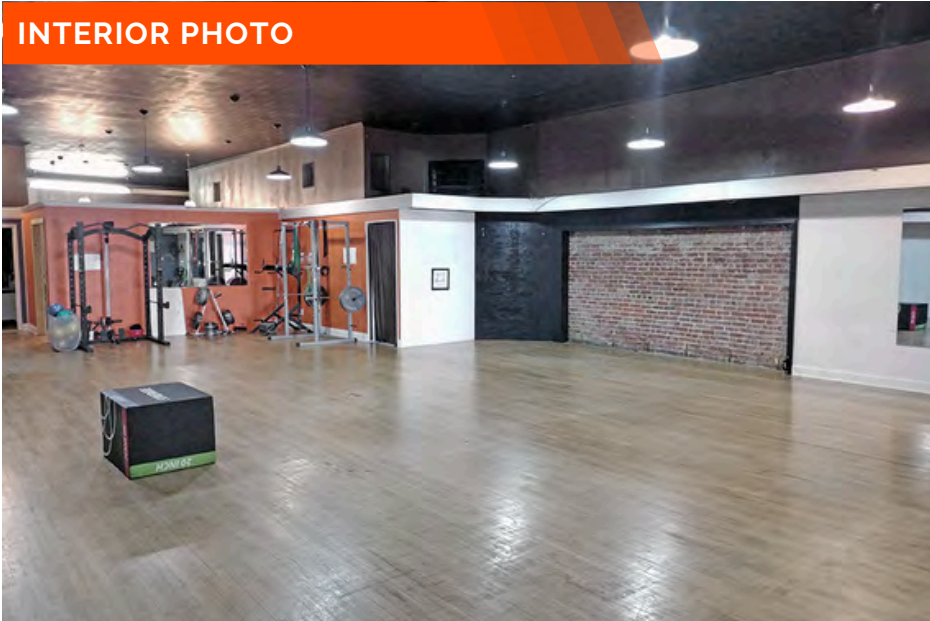
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



4,320 SF BUILDING

- Reception Desk/Lobby area
- Large Open Concept
- Several small rooms located in the rear
- Updated Interior Lighting
- Remodeled Restrooms
- Hardwood Flooring
- Exposed Brick Accent Wall
- 12' Ceilings

OFFICE/RETAIL PROPERTY SUMMARY

126 EAST MAIN STREET

LISTING # 2602

LOCATION DETAILS:

Parcel #: 12-19-310-007
County: IL - Franklin
Zoning: B-1 Commercial - City of West

PROPERTY OVERVIEW:

Building SF: 4,320
Vacant SF: 4,320
Usable Sqft: 4,320
Min Divisible SF: 4,320
Max Contig SF: 4,320
Office SF: 4,320
Retail SF: 4,320
Signage: -
Lot Size: 0.10 Acres
Frontage: 36
Depth: 120
Parking Spaces: -
Parking Surface Type: -

STRUCTURAL DATA:

Year Built: 1915
Yr Renovated: 2008
Building Class: C
Ceilings: -
Construction Type: -

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$67,000
Price / SF: \$15.51

FINANCIAL INFORMATION:

Taxes: \$1,430.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,850

PROPERTY DESCRIPTION:

Historic one story (with loft) downtown commercial building. Constructed circa 1915 with original façade intact including large recessed display windows. Total 4,320 SF floor area. Wood flooring with exposed brick accent walls. Open floor plan in front with several small rooms in rear. 12' tin ceilings with updated interior lighting. Small loft area at rear of bldg. Seller has made a number of improvements including updated restrooms. Suitable for retail, office and could be adapted as a coffee shop/café, etc.