

**FOR SALE**

126 E Main Street  
West Frankfort, IL  
62896

**4,320 SF HISTORICAL DOWNTOWN COMMERCIAL BUILDING**

*REDUCED SALE PRICE: \$59,500*

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

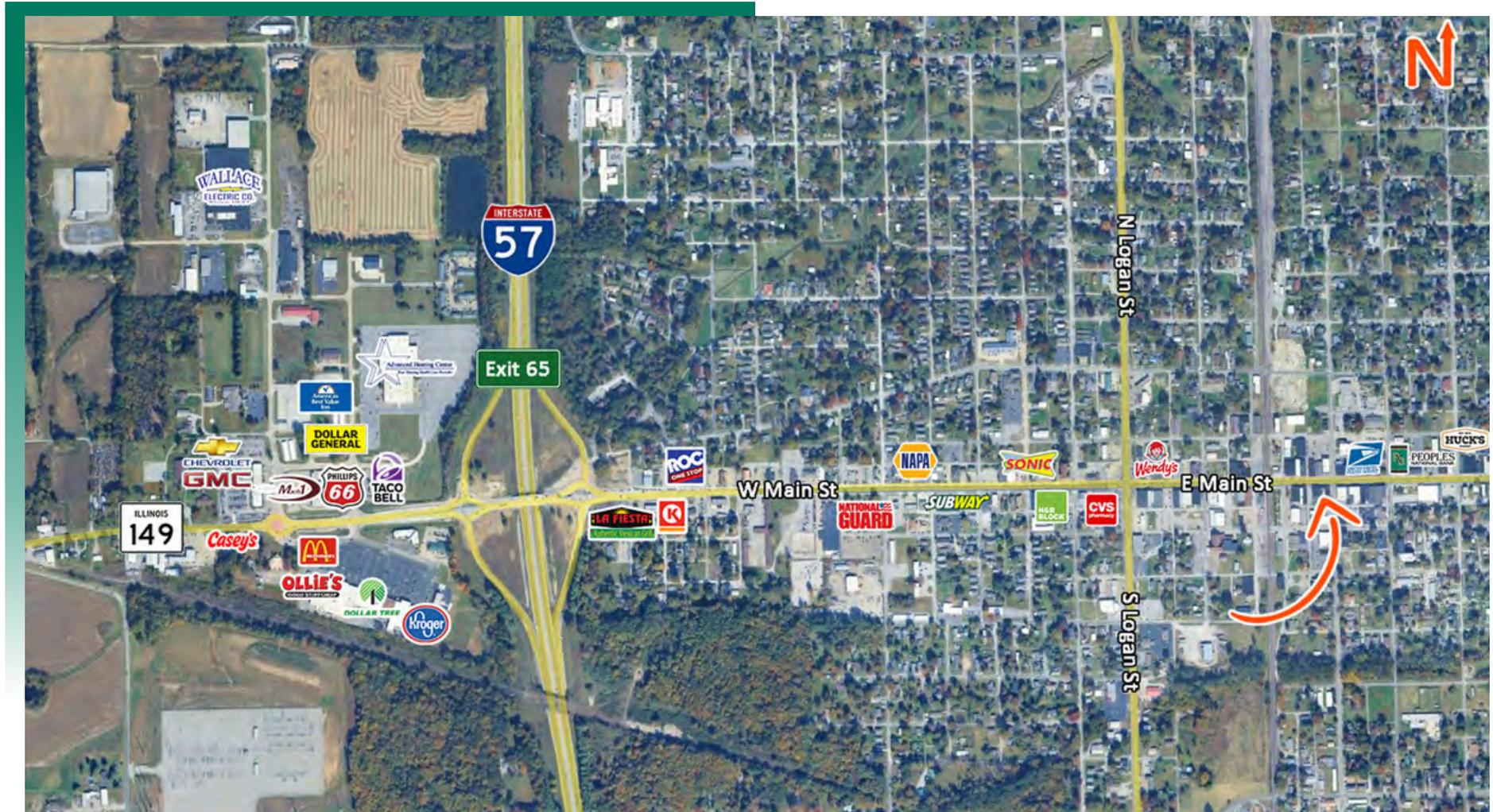
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

126 E Main St., West Frankfort, IL 62896



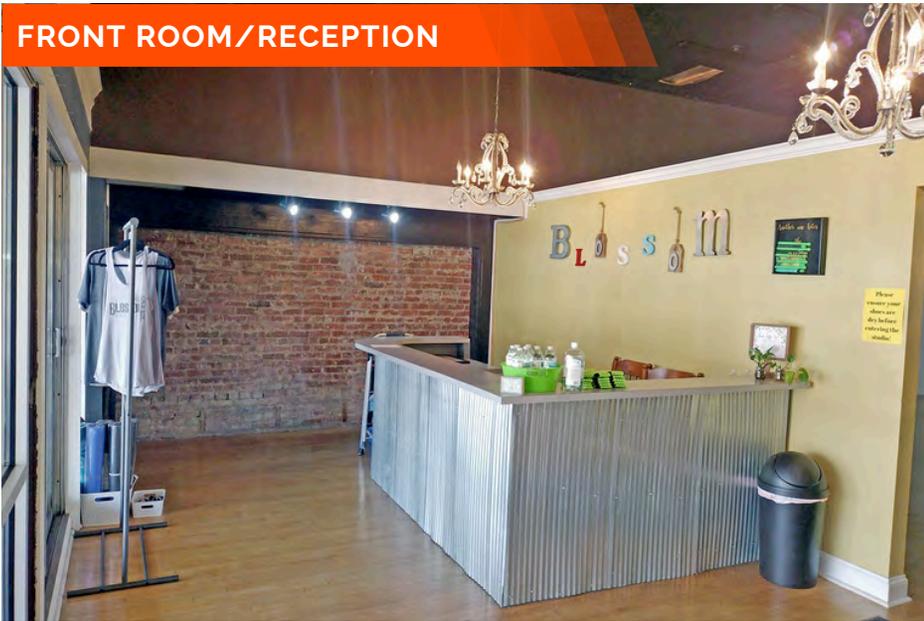
## LOCATION OVERVIEW

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.

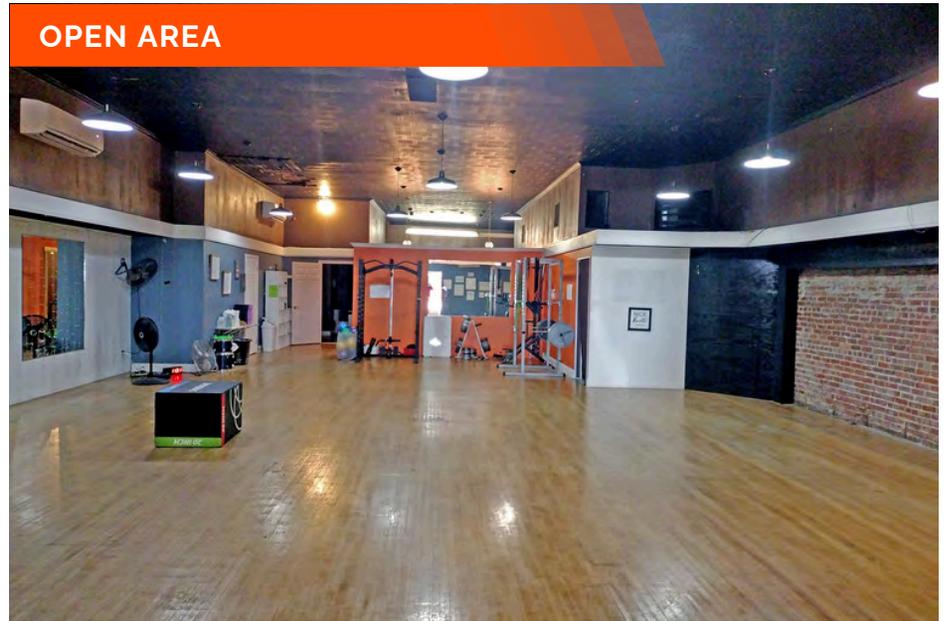
# PROPERTY PHOTOS

126 E Main St., West Frankfort, IL 62896

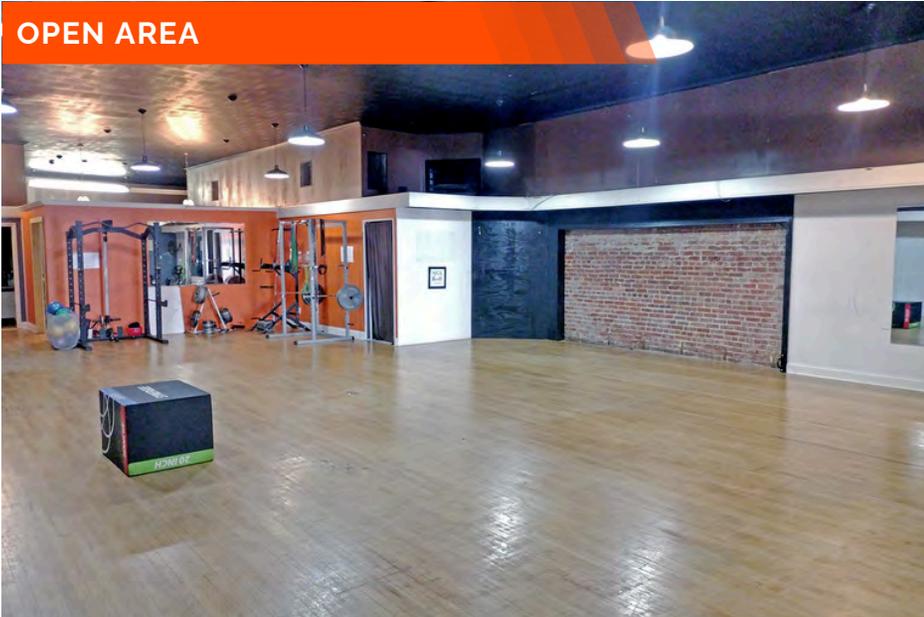
FRONT ROOM/RECEPTION



OPEN AREA



OPEN AREA



## 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 Frankfort

## PROPERTY OVERVIEW:

**Building SF:** 4,320  
**Min Divisible SF:** 4,320  
**Office SF:** 4,320  
**Retail SF:** 4,320  
**Lot Size:** 0.10 Acres  
**Frontage:** 36  
**Depth:** 120

## STRUCTURAL DATA:

**Year Built:** 1915  
**Yr Renovated:** 2008  
**Building Class:** C

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**Sale Price:** \$59,500  
**Price / SF:** \$13.77

## 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 building. Seller has made a number of improvements including updated restrooms. Suitable for retail, office and could be adapted as a coffee shop/café, etc.



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