

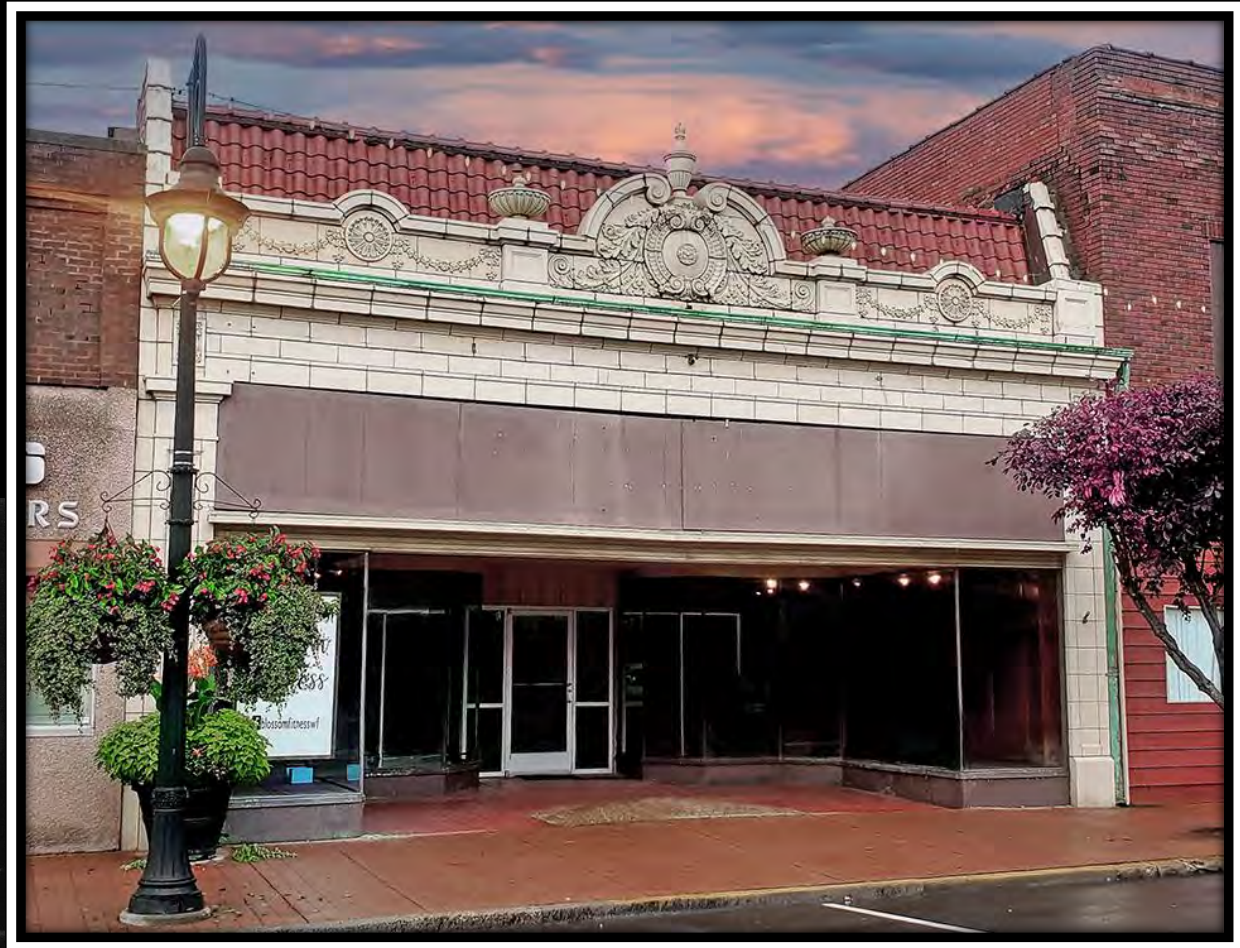
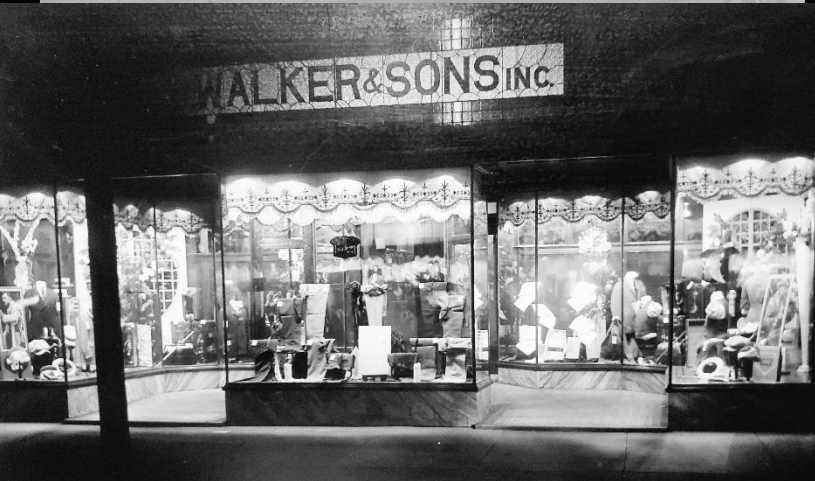
FOR  
SALE

# 4,320 SF COMMERCIAL BUILDING

## *Downtown West Frankfort*

126 East Main Street, West Frankfort, Illinois 62696

*Historical Downtown  
West Frankfort  
Storefront*



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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

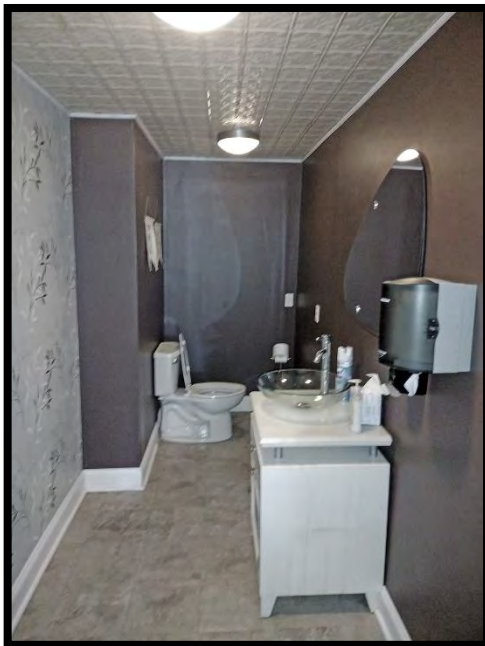
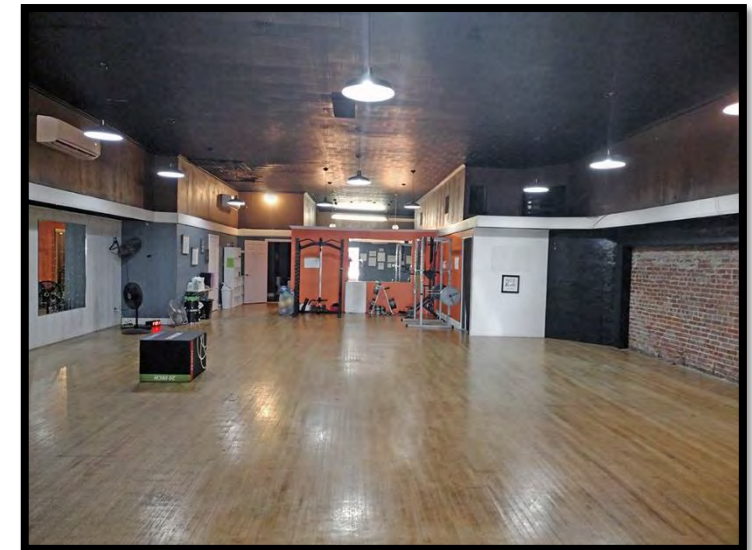
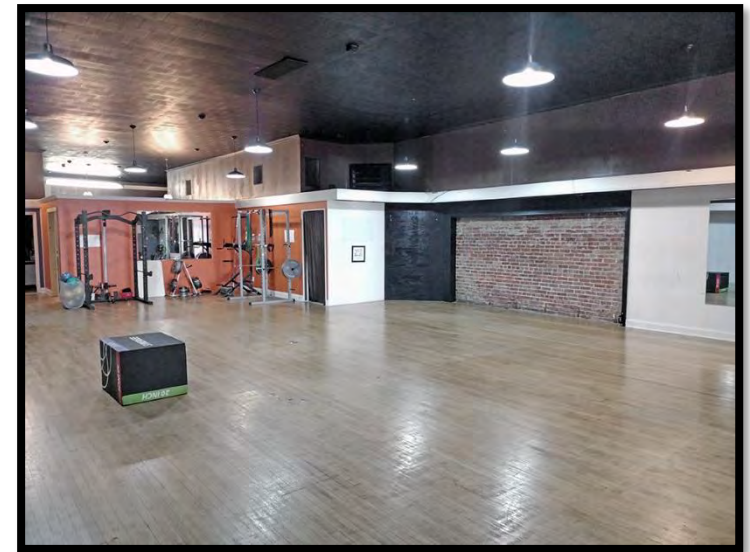


## PROPERTY SUMMARY

- 4,320 SF Downtown Commercial Building
- Intact Historic Façade- Circa 1915
- Located in TIP and Enterprise Zone
- Large Recessed Storefront Display Windows
- Suitable for Boutique Retail, Office, Coffee Shop/Cafe

**SALE PRICE: \$119,500**

**BARBERMURPHY**



## INTERIOR PROPERTY FEATURES

- 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

Listing No: 2602

Mixed-Use

Retail / Office

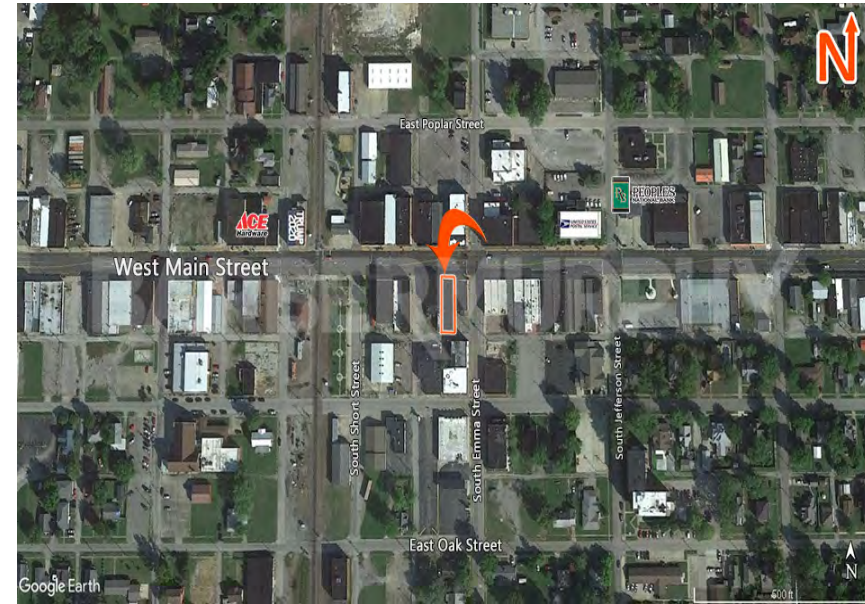
126 E. Main, West Frankfort  
126 E. Main Street  
West Frankfort, IL 62896**SALE INFORMATION:**For Sale: Yes  
Sale Price: \$119,500  
Sale Price/SF: \$27.66  
CAP Rate:  
GRM:  
NOI:**LEASE INFORMATION:**For Lease: No  
Lease Rate:  
Lease Type:  
Net Charges:  
CAM Charges:  
Lease Term:**Leasing Comments:****MOTIVATED SELLER\*****Comments**

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. Located in a TIF and Enterprise Zone. Suitable for retail, office and could be adapted as a coffee shop/café, etc.

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: 4,320 SF  
Min Divisible SF: 4,320 SF**SQUARE FOOT INFO:**Building Total: 4,320 SF  
Total Available: 4,320 SF  
Direct Lease: 4,320 SF  
Sublease:  
Office: 4,320 SF  
Retail: 4,320 SF  
Min Divisible: 4,320 SF  
Max Contiguous:**LAND MEASUREMENTS:**Acres: 0.10  
Frontage: 36 FT  
Depth: 120 FT**PROPERTY INFORMATION:**

Parcel No:	12-19-311-004	TIF:	Yes	Parking:	Off-Site public parking
County:	Franklin	Enterprise Zone:	Yes	Surface Type:	
Zoning:	B-1 Commercial	Survey:	No	Traffic Count:	8,850
Zoning By:	City of West Frankfort	Environmental:	No	Property Tax:	\$1,362.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Photo Studio				

**STRUCTURAL DATA:**

Year Built:	1915	Clearance Min:		Exterior:	Brick & terra cotta tile
Rehab Year:	2008	Clearance Max:	12+	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	C				

**Listing Broker(s)**Mike Pierceall  
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