

# Downtown Storefront with Upstairs Apartments

120 South 9<sup>th</sup> St., Mt. Vernon, IL 62864

FOR  
SALE



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**BARBERMURPHY**

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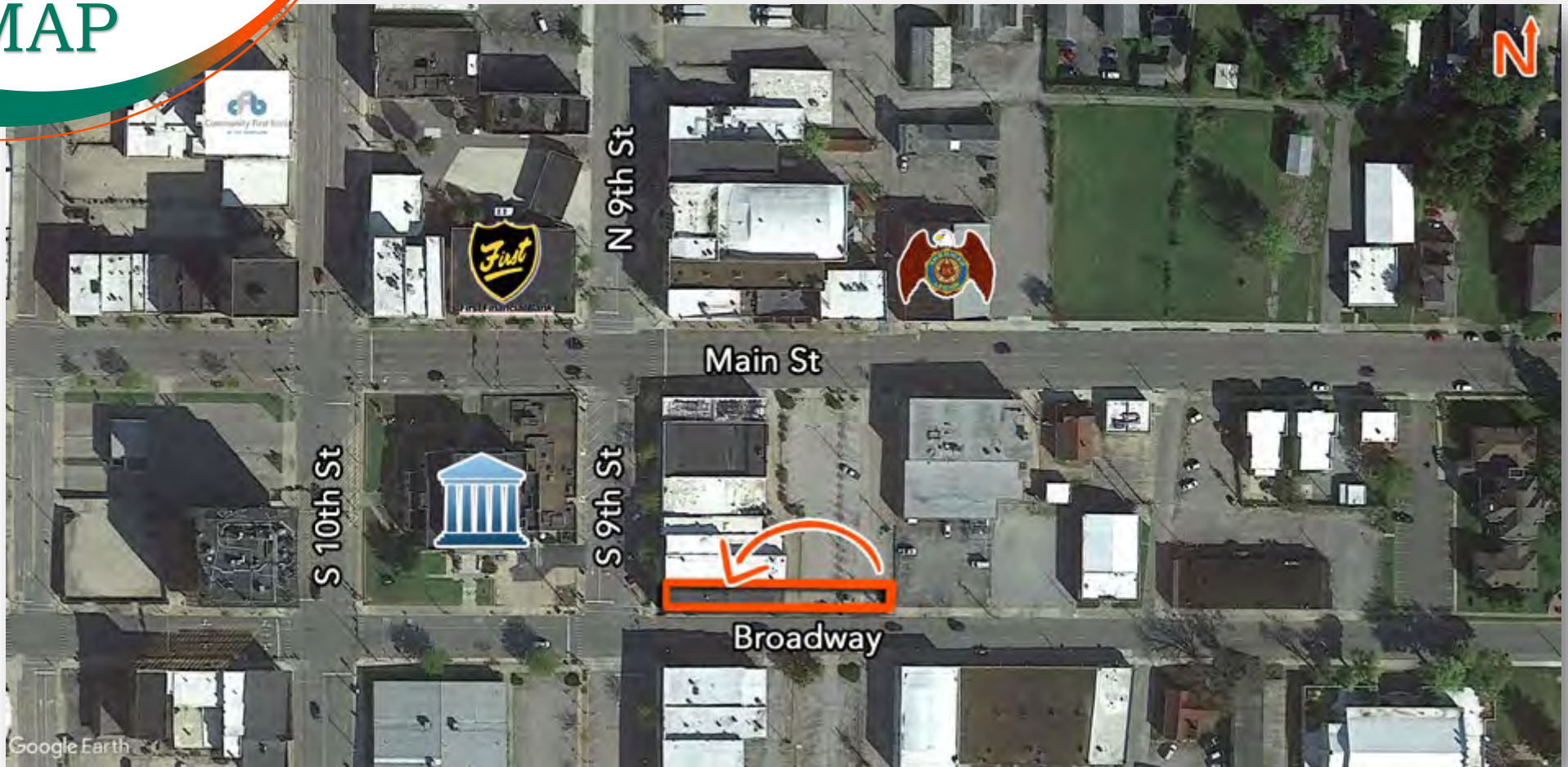
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# AREA MAP



## PROPERTY SUMMARY

- 2 Story Multi-Use Commercial Building for Sale
- 2,368 SF Street Level Storefront Retail
- 1,240 SF Apartment on 2<sup>nd</sup> Floor and Rear of Building with Separate Entrance
- 1,800 SF Basement

**SALE PRICE: \$299,000**

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# IMAGES





Listing No: 2629

Retail

Retail/Residential

120 South 9th Street  
Mt. Vernon, IL 62864**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$299,000  
 Sale Price/SF: \$82.87  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

**Leasing Comments:****Comments**

Well taken care of building. Renovated interior, brick exterior, adhered rubber roof. Great spot for retail owner at street level with income opportunities on second floor. 2,368 SF Storefront Retail, 1,240 SF Upstairs Apartment & 1,800 SF Basement.

**Total SF Available: 3,608 SF**  
**Min Divisible SF: 1,240 SF**

**SQUARE FOOT INFO:**

Building Total: 3,608 SF  
 Total Available: 3,608 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 0 SF  
 Retail: 2,368 SF  
 Min Divisible: 1,240 SF  
 Max Contiguous: 2,368 SF

**LAND MEASUREMENTS:**

Acres: 0.07  
 Frontage: 20 FT  
 Depth: 152 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 07-29-358-016	<b>TIF:</b> Yes	<b>Parking:</b> On Street and City Lot
<b>County:</b> Jefferson	<b>Enterprise Zone:</b> Yes	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B1	<b>Survey:</b> No	<b>Traffic Count:</b> 7,750 on Main, 6,800 on RT 37
<b>Zoning By:</b> City of Mt. Vernon	<b>Environmental:</b> No	<b>Property Tax:</b> \$6,178.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> Art Gallery/Retail/Apartments		

**STRUCTURAL DATA:**

<b>Year Built:</b> 1925	<b>Clearance Min:</b> 10'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2021	<b>Clearance Max:</b> 10'	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b> Yes	<b>Sprinklers:</b>
<b>Class:</b> C		

**Listing Broker(s)**

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