

FOR SALE

716 W. Church St.,
West City, IL 62812



REDUCED SALE PRICE: 84,500 OBO

BARBERMURPHY

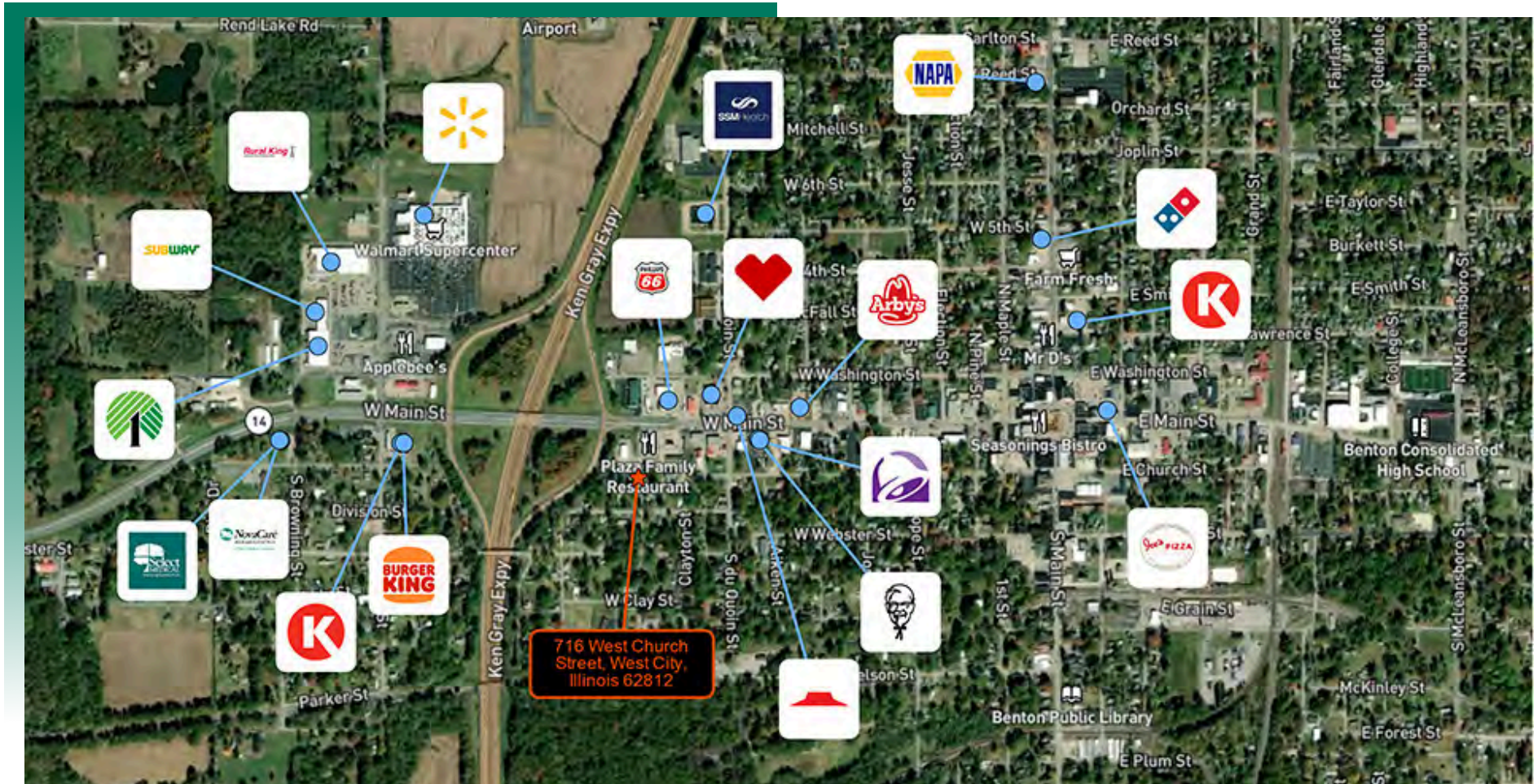
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

716 West Church Street, West City, IL 62812



LOCATION OVERVIEW

1,834 square foot Morton steel-sided building situated on an 8,640 square foot corner lot at 716 W. Church Street in West City (Franklin County), IL, conveniently located near the I-57 and IL Rt. 14 Benton interchange.



Frontage: 160'
Depth: 54'



I-57 & Rt. 14



Exit 71

PROPERTY PHOTOS

716 West Church Street, West City, IL 62812

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

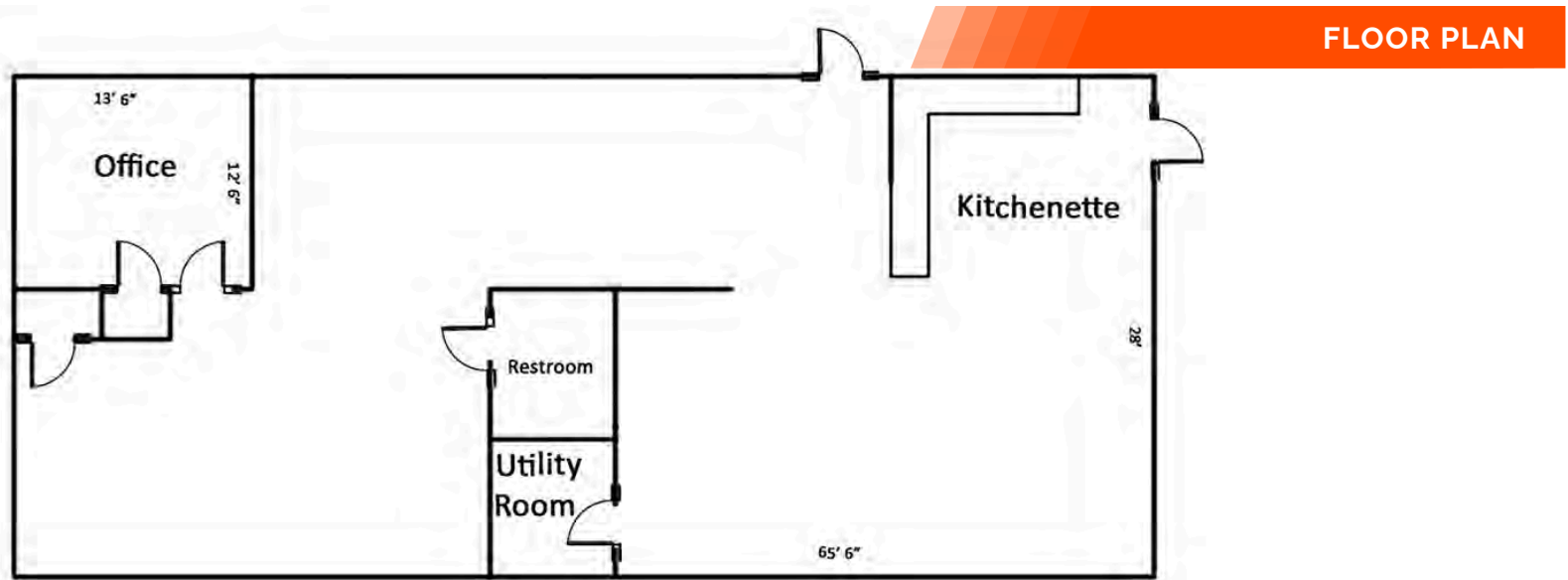


INTERIOR PHOTO



PROPERTY PHOTOS

716 West Church Street, West City, IL 62812



EXTERIOR PHOTO



EXTERIOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

716 WEST CHURCH STREET

LISTING # 2636

LOCATION DETAILS:

Parcel #: #07-13-481-007
County: IL - Franklin
Zoning: R-3 (Multi-Family) - City of W

PROPERTY OVERVIEW:

Building SF: 1,834
Vacant SF: 1,834
Usable Sqft: 1,834
Min Divisible SF: -
Max Contig SF: -
Office SF: 1,834
Retail SF: -
Signage: -
Lot Size: 0.20 Acres
Frontage: 160
Depth: 54
Parking Spaces: -
Parking Surface Type: concrete

STRUCTURAL DATA:

Year Built: 1980
Yr Renovated: -
Building Class: -
Ceilings: -
Construction Type: Metal

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$84,500
Price / SF: \$46.07

FINANCIAL INFORMATION:

Taxes: \$2,931.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 1200

PROPERTY DESCRIPTION:

1,834 SF Morton Steel Sided Building on 8,640 SF corner lot at 716 W. Church Street in West City (Franklin County), IL located near the I-57 & IL Rt. 14 Benton interchange. REDUCED PRICE of \$84,500 with a motivated seller. The building has an open floor plan, with one private office & kitchenette. Concrete floor and concrete paved parking lot. The building can be easily adapted to serve a number of uses (Subject to meeting requirements of the Village of West City) including; Office & related consumer related businesses, Child care facility, Specialty / boutique retail, Beauty salon, Wholesale / resale business, Service oriented businesses (i.e. HVAC, Plumbing, Electrical, etc.)
NOTE: Overhead garage door could be installed to provide access to interior.

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