

# FOR SALE

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



**REDUCED SALE PRICE: \$62,500 OBO**

**BARBERMURPHY**

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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

716 West Church Street, West City, IL 62812



## LOCATION OVERVIEW

1,834 square feet 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

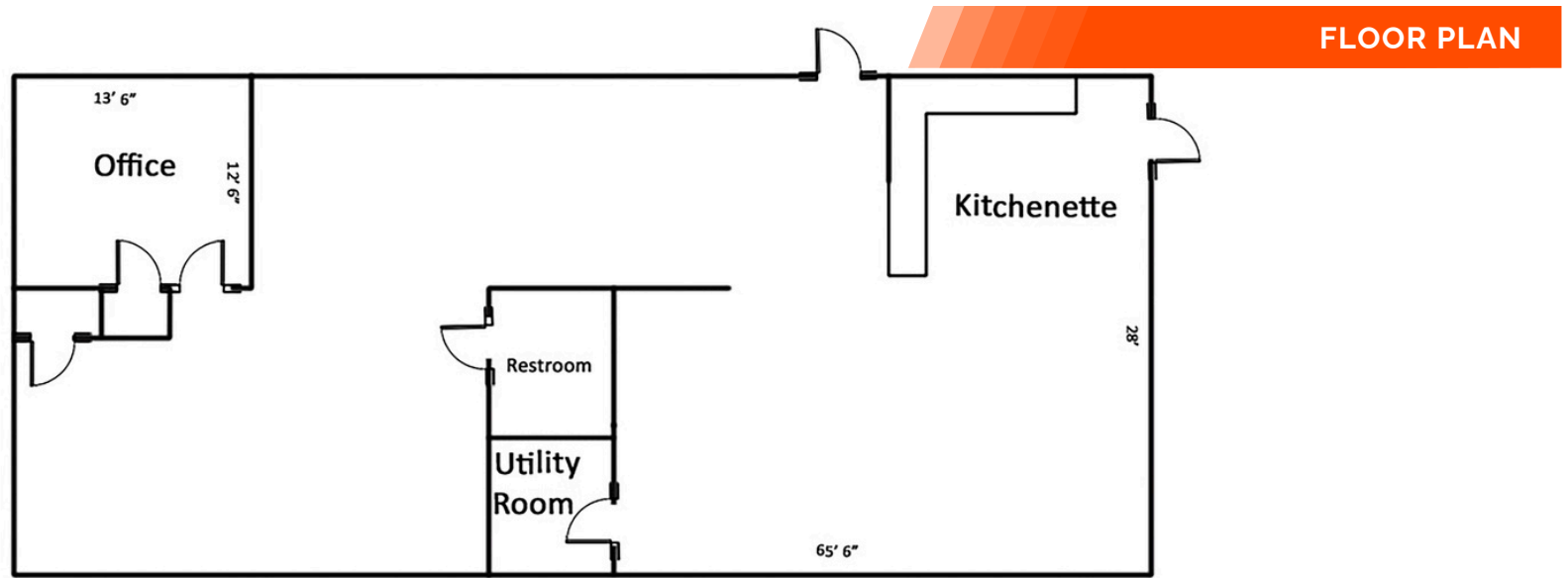


INTERIOR PHOTO



# 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



## SALE/LEASE INFORMATION:

**Sale Price:** \$62,500  
**Price / SF:** \$34.08

## 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. 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. Overhead garage door could be installed to provide access to interior. REDUCED PRICE of \$62,500 with a motivated seller.