

OFFICE FOR SALE

1,834 SF OFFICE/MULTI-USE BUILDING

716 W. CHURCH STREET, WEST CITY, IL 62812

Listing No. #2636

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



REDUCED SALE PRICE: \$89,500 OBO

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COMMERCIAL REAL ESTATE SOLUTIONS

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PRESENTED BY:

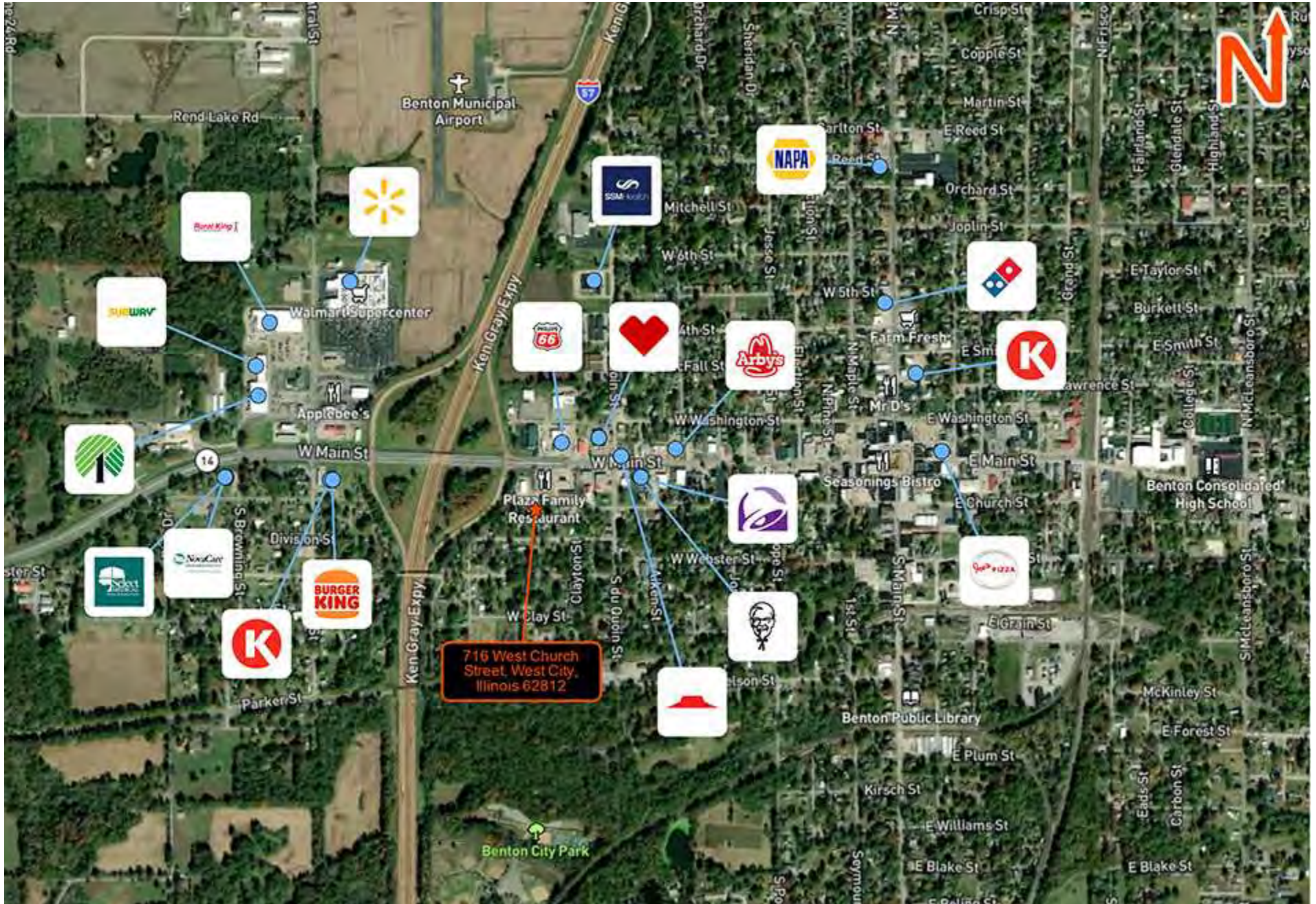
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Motivated Seller

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.

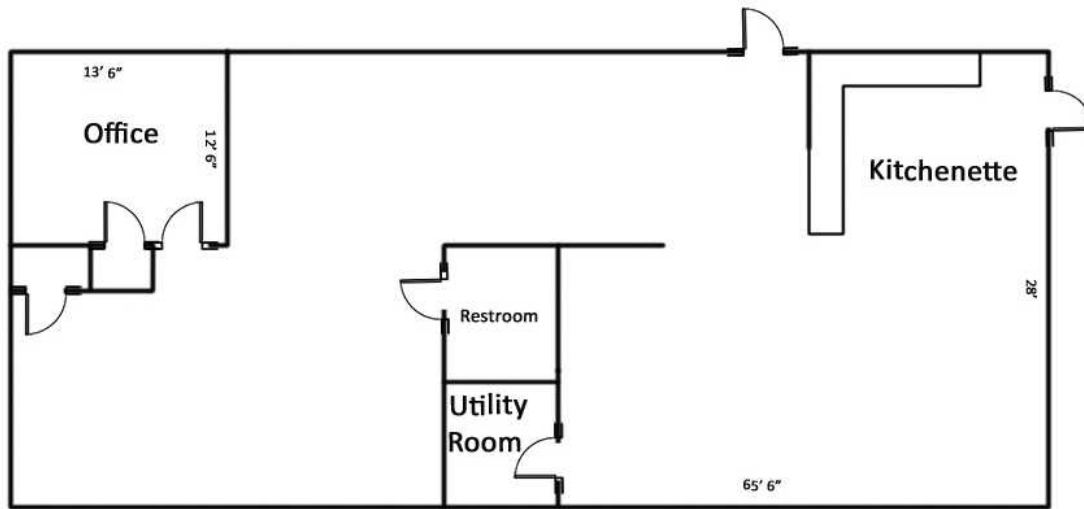
AREA MAP

716 W. Church Street, West City



FLOOR PLAN | ADDITIONAL IMAGES

716 W. Church Street, West City



PROPERTY PHOTOS

716 W. Church Street, West City



PROPERTY INFO

716 W. Church Street, West City

SALE/LEASE INFO

Price: \$89,500
Price / SF: \$48.80

SQUARE FOOT INFO

Building SF: 1,834
Office SF: 1,834
Min Divisible: 1,834
Max Contiguous: 1,834

PROPERTY INFO

APN: #07-13-481-007
County: IL - Franklin
Zoning: R-3 (Multi-Family) - City of W
Property Taxes: \$2,908
Prior Use: Pharmaceutical Distribution
Traffic Count: 1,200

STRUCTURAL DATA

Year Built: 1980
Floors: 1
Construction Type: Steel Panels
Min-Max Clearance: 8'

LAND MEASUREMENTS

Lot Size: 0.20 Acres
Dimensions: 160'x54'



PROPERTY OVERVIEW

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 I-57 & IL Rt. 14 Benton interchange.

The building has an open floorplan, 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 & consumer related businesses
- Specialty/boutique retail
- Wholesale/resale business
- Service oriented businesses (i.e. HVAC, Plumbing, Electrical, etc.)

NOTE: Overhead garage door could be installed to provide access to interior.

Motivated Seller- OFFERS ACCEPTED