

COMMERCIAL BUSINESS FOR SALE

18,500 SF OFFICE/WAREHOUSE WITH EQUIPMENT

513 SOUTH 10TH STREET, MOUNT VERNON, IL 62864



SALE PRICE: \$2,400,000 (includes business & equipment)

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.

PROPERTY PHOTOS

513 SOUTH 10TH STREET



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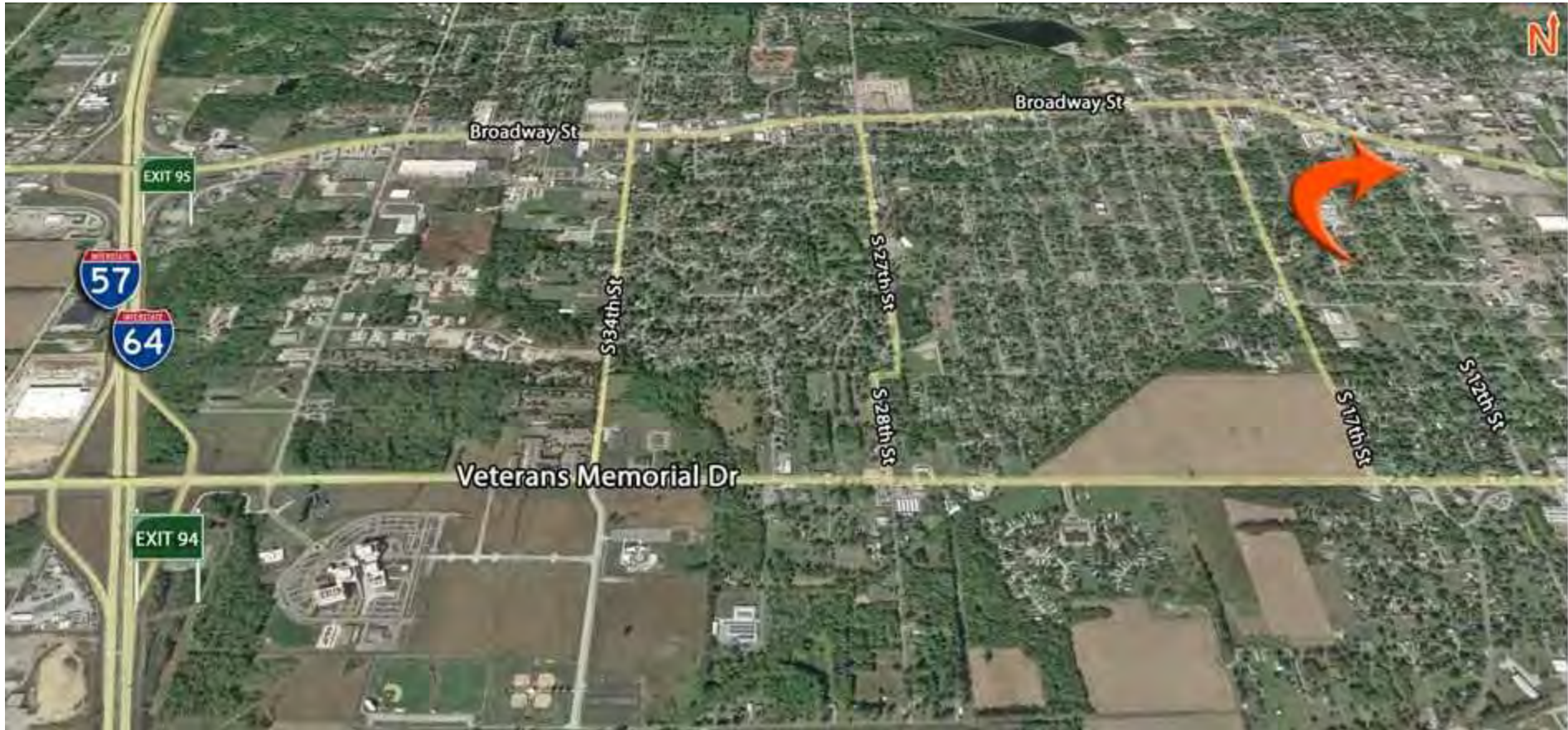
PROPERTY PHOTOS

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AREA MAP & PROPERTY DESCRIPTION

513 SOUTH 10TH STREET



PROPERTY DESCRIPTION

This listing is for the complete sale of a successful flooring business. The sale includes an 18,500 SF Building consisting of 4,400 SF office/showroom space and 14,100 SF warehouse space as well as the equipment needed to run a business of this type (forklifts, cutting machines, etc.), a \$460,000 inventory (at time of listing, inventory at time of sale will be adjusted for accuracy at the time of sale), as well as the customer base and current sales under contract.

Financials will be provided to qualified buyers under signed confidentiality agreement.

INDUSTRIAL PROPERTY INFO

513 SOUTH 10TH STREET

LISTING #2764

PROPERTY INFO

APN: 07-32-107-008
 County: Jefferson
 Zoning: I-1 Light Industrial
 Property Taxes: \$11,803.37
 TIF District: Yes

STRUCTURAL DATA

Year Built: 1981
 Rehab Year: 2022
 Min-Max Clearance: 12'- 14'
 Bay Spacing: Clear Span
 Floor Type: Concrete
 Floor Thickness: Varies

UTILITY INFO

Water provider/Location: City Served, On Site
 Sewer Provider/Location: City Served, On Site
 Gas Provider/Location: Ameren IL, Natural gas on site
 Electric Provider//Location: Ameren IL, On Site
 Power: 400A

FACILITY INFO

Drive-In Doors: (3) 12' x 12'
 Heating/Cooling: Office/Showroom heated and cooled.
 Warehouse heated
 Lighting: LED
 Sprinklers: None
 Parking: Hard Surface Asphalt



SALE/LEASE INFO

Price: \$2,400,000 (includes business and equipment)

SQUARE FOOT INFO

Building SF: 18,500
 Office SF: 4,400
 Warehouse SF: 14,100
 Min Divisible: 18,500
 Max Contiguous: 18,500

LAND MEASUREMENTS

Lot Size: 0.75 Acres
 Dimensions: 250' x 132'

TRANSPORTATION

Interstate: 2 miles to I-64/ I-57
 Airport: 2 miles to Mt. Vernon airport