

FOR SALE

391 Franklin Street
Carlyle, IL 62231



5,000 SF AUTO REPAIR SHOP

BARBERMURPHY

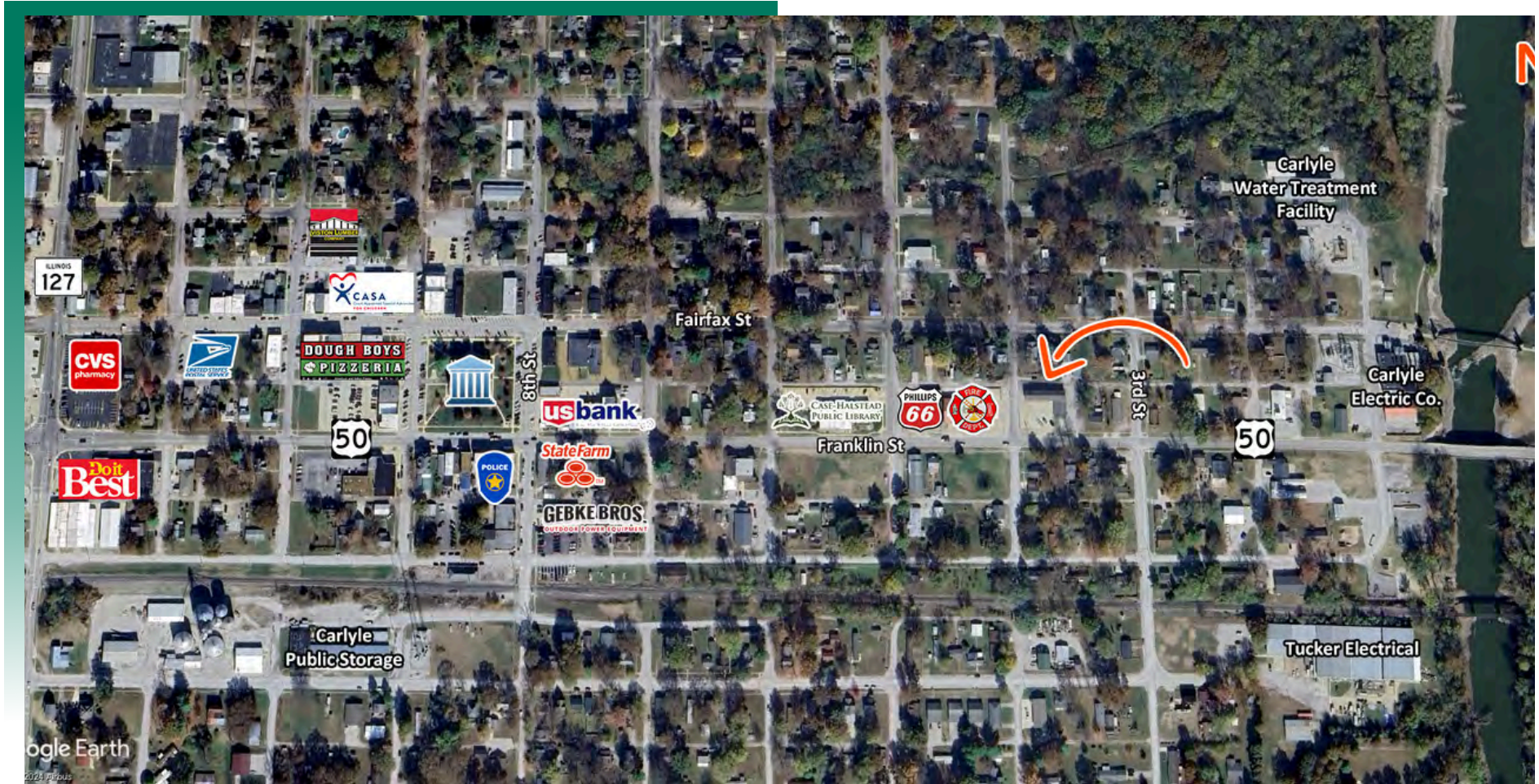
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

391 Franklin St., Carlyle, IL 62231



LOCATION OVERVIEW

Located Directly off Old Hwy 50 in Carlyle & 15 Miles to I-64

PROPERTY PHOTOS

391 Franklin St., Carlyle, IL 62231

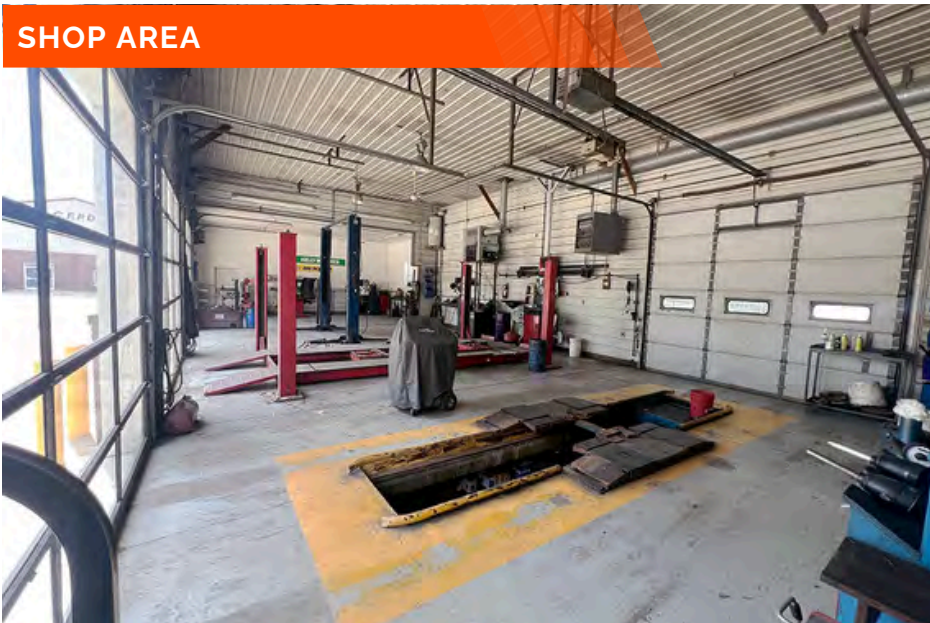
SERVICE CENTER



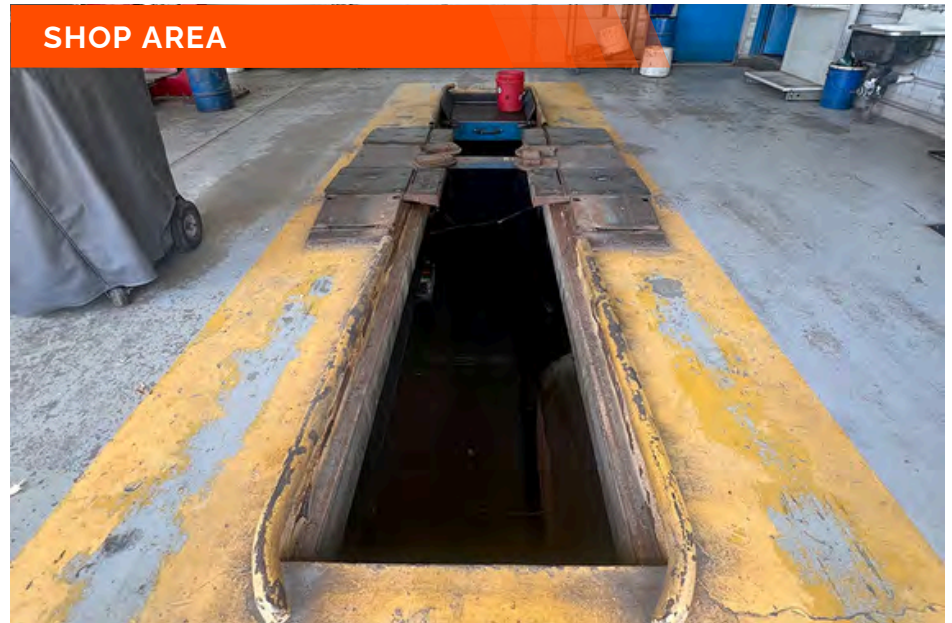
OFFICE



SHOP AREA

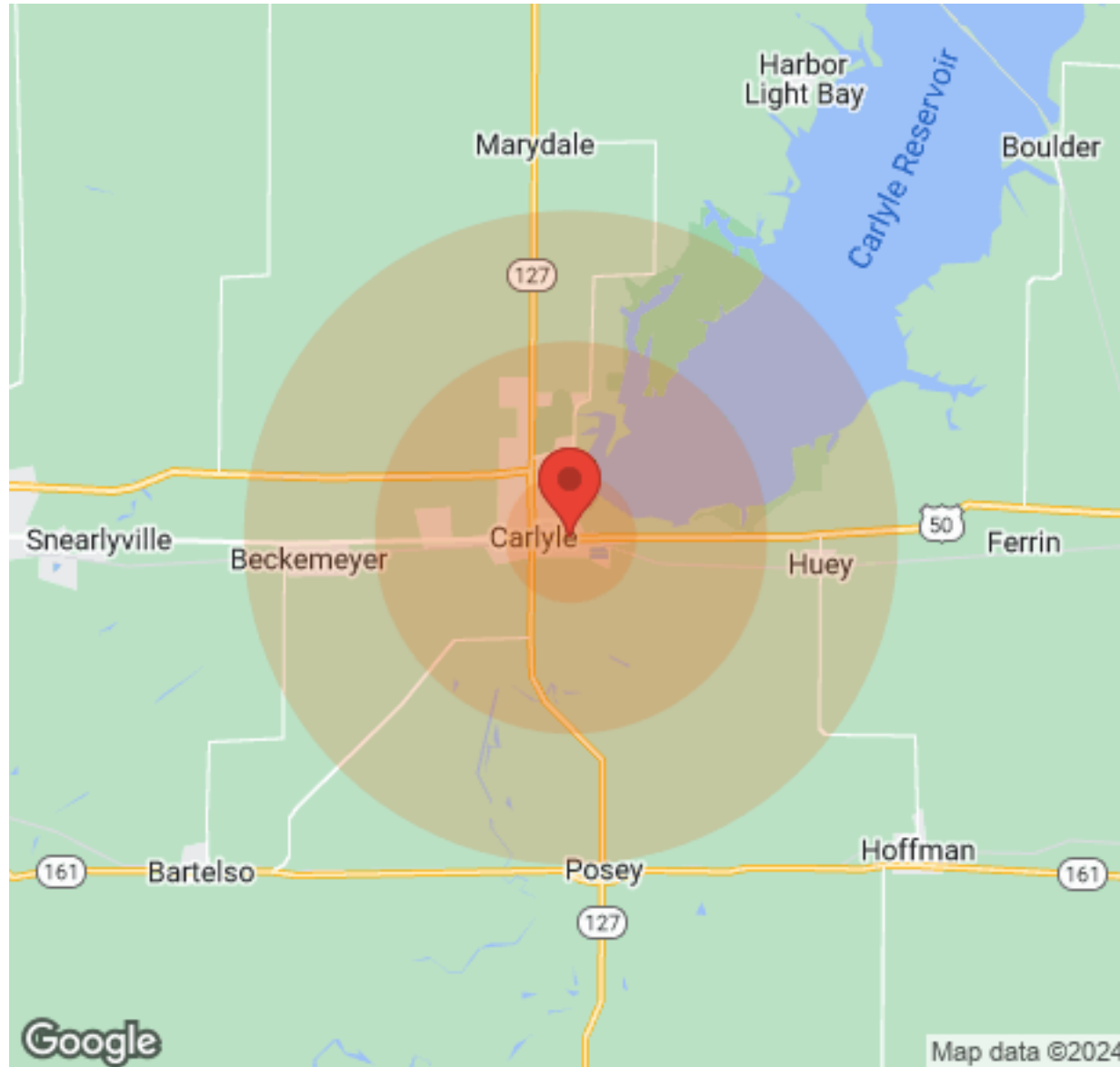


SHOP AREA



DEMOGRAPHICS

391 FRANKLIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	745	1,858	2,407
Female	763	1,930	2,500
Total Population	1,508	3,788	4,907

Income	1 Mile	3 Miles	5 Miles
Median	\$51,763	\$38,974	\$41,619
< \$15,000	67	258	298
\$15,000-\$24,999	89	141	201
\$25,000-\$34,999	104	242	312
\$35,000-\$49,999	71	235	318
\$50,000-\$74,999	108	349	463
\$75,000-\$99,999	109	179	216
\$100,000-\$149,999	39	94	126
\$150,000-\$199,999	N/A	35	37
> \$200,000	N/A	N/A	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	740	1,903	2,402
Occupied	674	1,716	2,185
Owner Occupied	470	1,254	1,645
Renter Occupied	204	462	540
Vacant	66	187	217

INDUSTRIAL PROPERTY SUMMARY

391 FRANKLIN STREET

LISTING # 2939

LOCATION DETAILS:

Parcel #: 08-08-18-373-010
County: Clinton
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 5,000
Vacant SF: 5,000
Usable Sqft: 5,000
Office SF: 2,300
Warehouse SF: 2,700
Min Divisible SF: 5,000
Max Contig SF: 5,000
Lot Size: 0.38 Acres
Frontage: 126'
Depth: 144'
Parking Spaces: 10
Parking Surface Type: Concrete
Archeological: No
Environmental: Yes
Survey: No

STRUCTURAL DATA:

Year Built: 1990
Renovated: 2021
Clear Ht Min: 12
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Wood Frame
Roof: Shingle
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: Fluorescent
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: None
Dock Levelers: N/A
Dock Leveler Capacity: N/A
Drive In Doors: 5
Drive In Door Size: (4)10'x10' (1)12'x12

TRANSPORATION:

Interstate Access: 15 Miles to I-57
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

391 FRANKLIN STREET

UTILITY INFO:

Water Provider:	City of Carlyle
Water Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$4,362.00
Tax Year:	2022



SALE/LEASE INFORMATION:

Sale Price:	\$350,000
Price / SF:	\$70.00

PROPERTY DESCRIPTION:

5,000 SF Auto Repair Shop with (4)10'x10' Drive- In Doors & (1)12'x12' Drive-In Door. The Equipment Within the Shop Space is Negotiable. Additionally, it Includes (1) office, (1) parts room with Mezzanine, Mens & Women's Restroom, and Large Open Floor Plan Room.

Parking Available for Roughly 15 Cars on large Concrete Pad.

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