

FOR SALE

2500 E St. Louis St.
West Frankfort, IL 62096



13,000 + SF FORMER NURSING HOME FACILITY



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

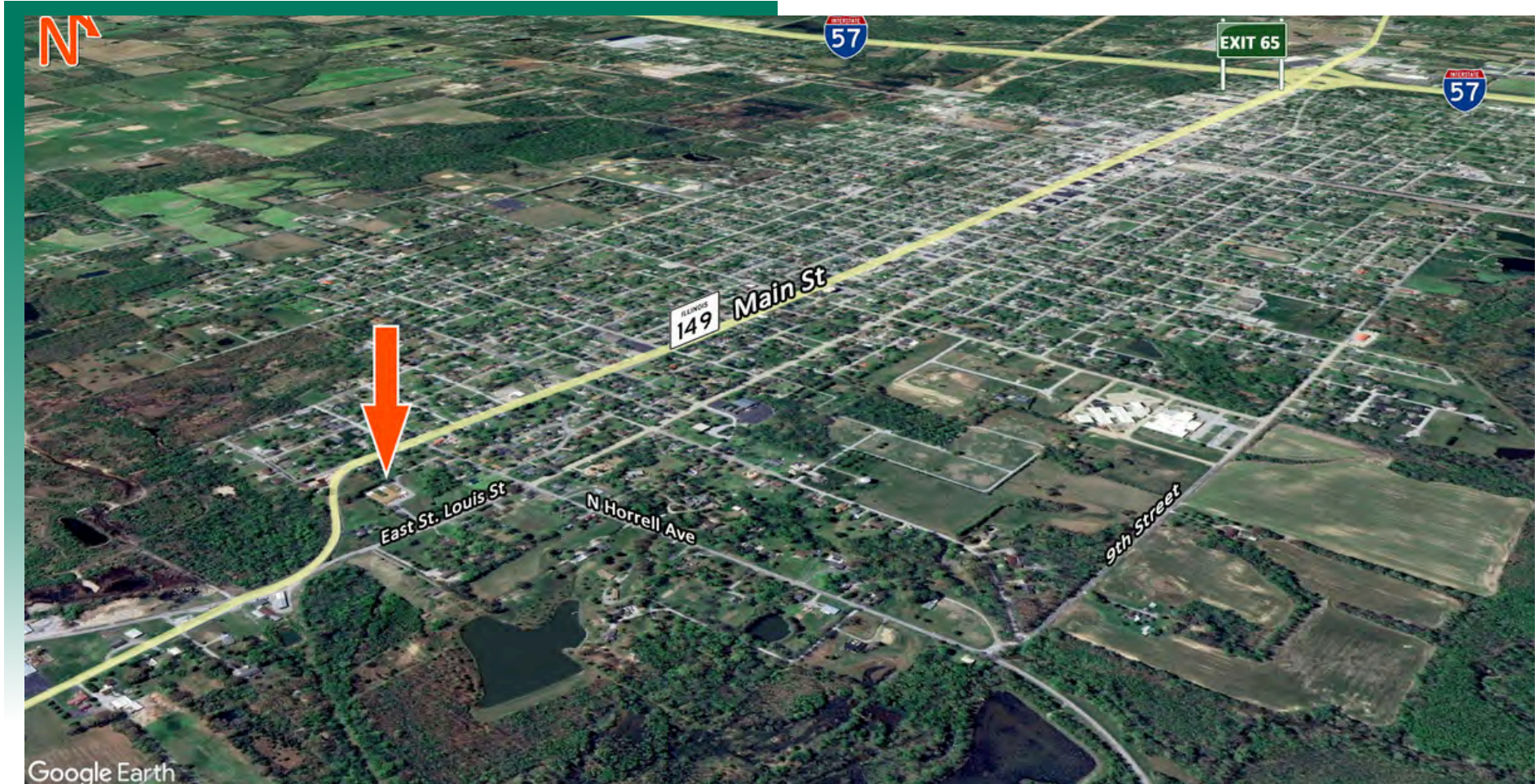
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2500 E. St. Louis St., West Frankfort, IL 62096

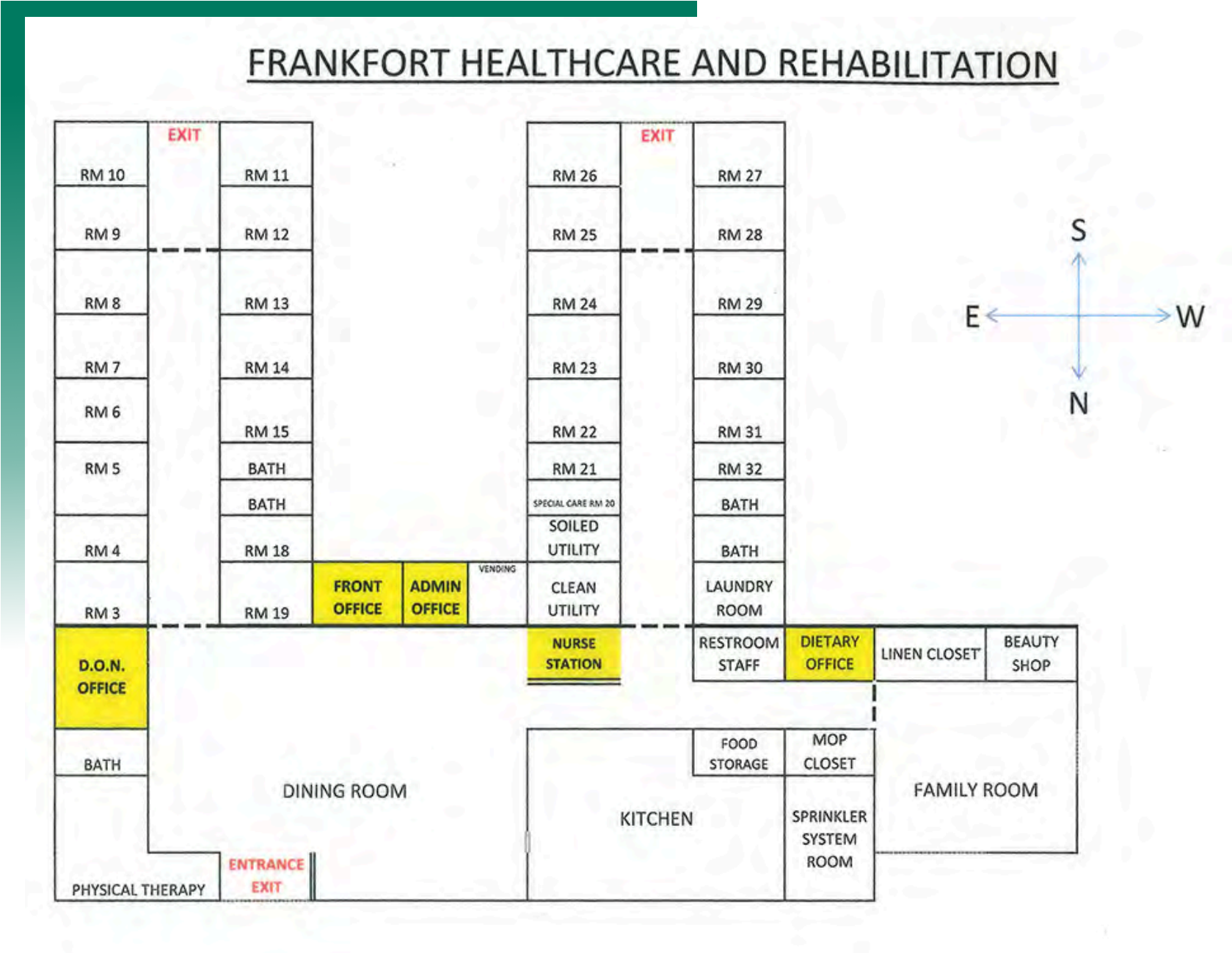


LOCATION OVERVIEW

2500 E. St. Louis is situated on the east side of West Frankfort off of IL Rt 149, approximately 1.75 miles east of IL. Rt. 13 and 2.5 miles east of I-57. The 2.96 acres is zoned Business and has all utilities to the site and is in an Enterprise Zone.

FLOOR PLAN

2500 E. St. Louis St., West Frankfort, IL 62096



*Not to scale

PROPERTY PHOTOS

2500 E. St. Louis St., West Frankfort, IL 62096

DINING AREA



DINING AREA



KITCHEN



COMMUNITY ROOM



OFFICE/RETAIL PROPERTY SUMMARY

2500 EAST SAINT LOUIS STREET

LISTING # 2967

LOCATION DETAILS:

Parcel #: 12-20-402-999
County: IL - Franklin
Zoning: Business

PROPERTY OVERVIEW:

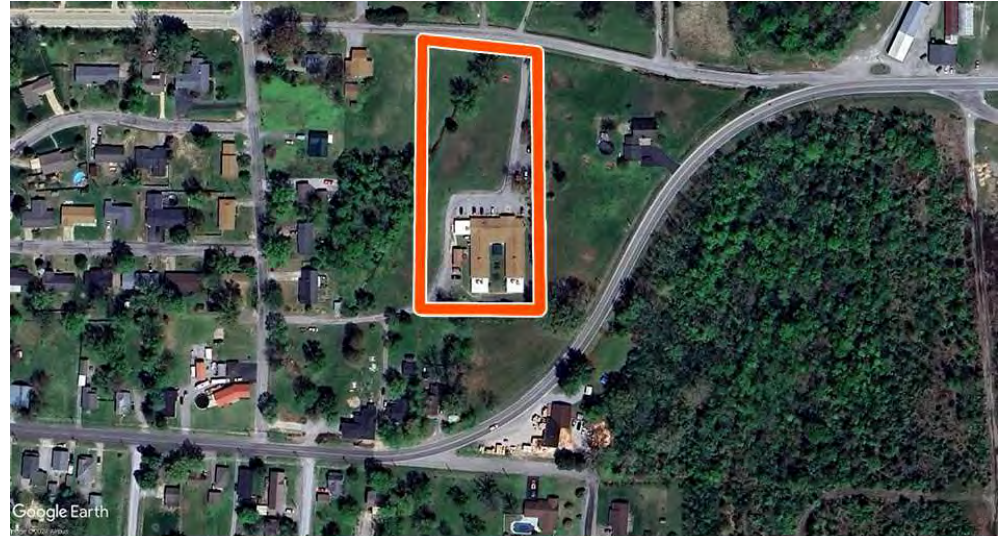
Building SF: 13,027
Vacant SF: 13,027
Min Divisible SF: 13,027
Max Contig SF: 13,027
Signage: Monument
Lot Size: 2.96 Acres
Frontage: 231 +/-
Depth: 545 +/-
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1973
Yr Renovated: -
Building Class: C
Ceilings: 8'
Construction Type: Brick & concrete block

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$198,000
Price / SF: \$15.20

FINANCIAL INFORMATION:

Taxes: \$4,736.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 3,100

PROPERTY DESCRIPTION:

Two wing 13,000+ SF former nursing home facility with 29 (1 BR & 2 BR with bath), large dining room at front entrance, family room, equipped kitchen, 6 + Offices / specialty rooms, laundry, public restroom and storage closets. Located on 2.96 acres on E. St. Louis Street on eastern limits in West Frankfort.



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