

# FOR SALE

1904 Walnut St.,  
Murphysboro, IL  
62966



**ESTABLISHED 2,800 SF GROCERY STORE**

**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

1904 Walnut St., Murphysboro, IL 62966



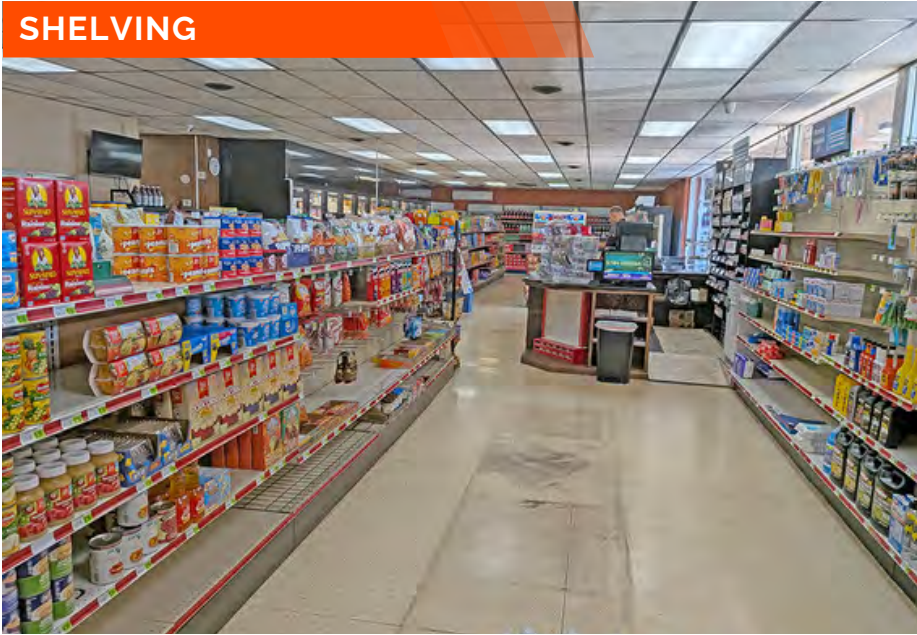
### LOCATION OVERVIEW

Positioned along Walnut Street (IL Rt. 13) — Murphysboro's primary east/west business corridor — the site benefits from 9,200 vehicles per day and consistent commercial activity. Murphysboro serves as the Jackson County seat, with the County Courthouse located approximately one-half mile from the property. The surrounding downtown area continues to experience ongoing reinvestment and building renovations, contributing to a growing and revitalized business environment.

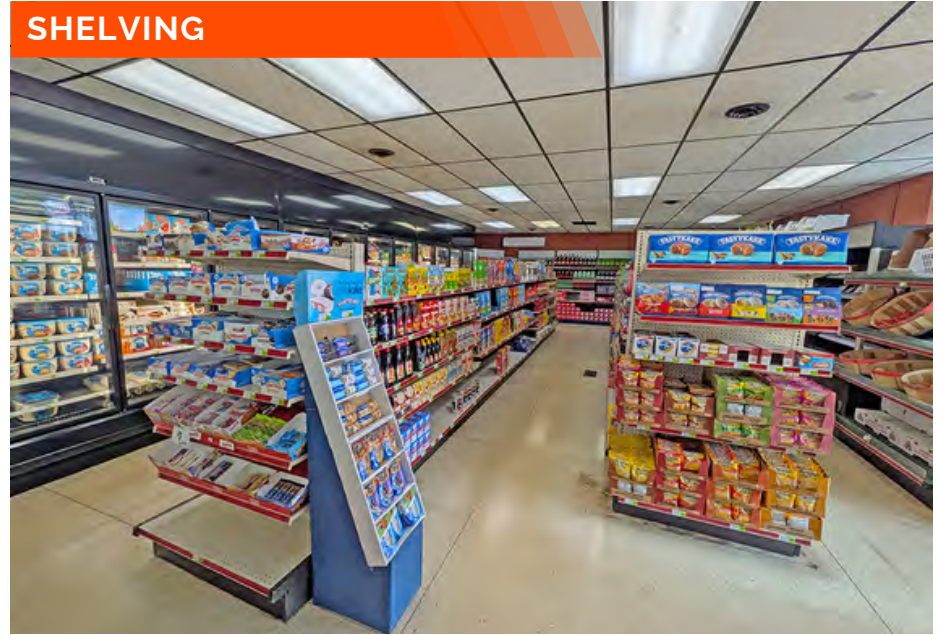
# PROPERTY PHOTOS & INFORMATION

1904 Walnut St., Murphysboro, IL 62966

## SHELVING



## SHELVING



## COOLER/FREEZER



## PROPERTY

- 2,800 SF grocery store
- 1904 Walnut Street (IL Rt. 13)
- 0.30-acre corner lot

## TURNKEY FACILITY

- Fully equipped with coolers, freezers & shelving
- Owner-operated and ready for continued use
- Offered as a turnkey facility

## LOCATION

- High-traffic downtown location
- Excellent visibility on IL Route 13
- Convenient corner lot positioning
- 15 on-site parking spaces

# PROPERTY PHOTOS

1904 Walnut St., Murphysboro, IL 62966

SHELVING



COOLER/FREEZER



COOLER/FREEZER



REAR EXTERIOR



## OFFICE/RETAIL PROPERTY SUMMARY

1904 WALNUT ST

**LISTING #** 3296

### LOCATION DETAILS:

**Parcel #:** 14-05-476-017  
**County:** IL - Jackson  
**Zoning:** B-1 (Community Business)

### PROPERTY OVERVIEW:

**Building SF:** 2,800  
**Usable Sqft:** 2,800  
**Min Divisible SF:** 2,800  
**Max Contig SF:** 2,800  
**Retail SF:** 2,800  
**Signage:** Building, Marquee  
**Lot Size:** 0.30 Acres  
**Frontage:** 95'  
**Depth:** 136'  
**Parking Spaces:** 16  
**Parking Surface Type:** Concrete

### STRUCTURAL DATA:

**Year Built:** 1969  
**Building Class:** C  
**Ceilings:** 9'  
**Construction Type:** Mixed

### TAX INCENTIVE ZONES:

**TIF District:** Yes  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No



### SALE INFORMATION:

**Sale Price:** \$450,000  
**Price / SF:** \$160.71

### FINANCIAL INFORMATION:

**Taxes:** \$7,367.00  
**Tax Year:** 2024

### DEMOGRAPHICS:

**Traffic Count:** 9,200 ADT

### PROPERTY DESCRIPTION:

Established 2,800 SF grocery store located at 1904 Walnut Street (IL Rt. 13) in Murphysboro, IL. The property sits on a 12,920 SF (0.30 acre) corner lot on the west side of the downtown district. The store is owner-operated and offered as a turnkey facility, fully equipped with coolers, freezers, and shelving. This is an exceptionally high-traffic location with strong visibility and 15 on-site parking spaces.