

RETAIL FOR SALE

19,054 SF FORMER GROCERY STORE ON 2.83 ACRES

1001 WEST MAIN STREET, WEST FRANKFORT, IL 62896

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



**REDUCED SALE PRICE: \$265,000
(OBO) Motivated Seller**

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269
618.277.4400
BARBERMURPHY.COM

PRESENTED BY:

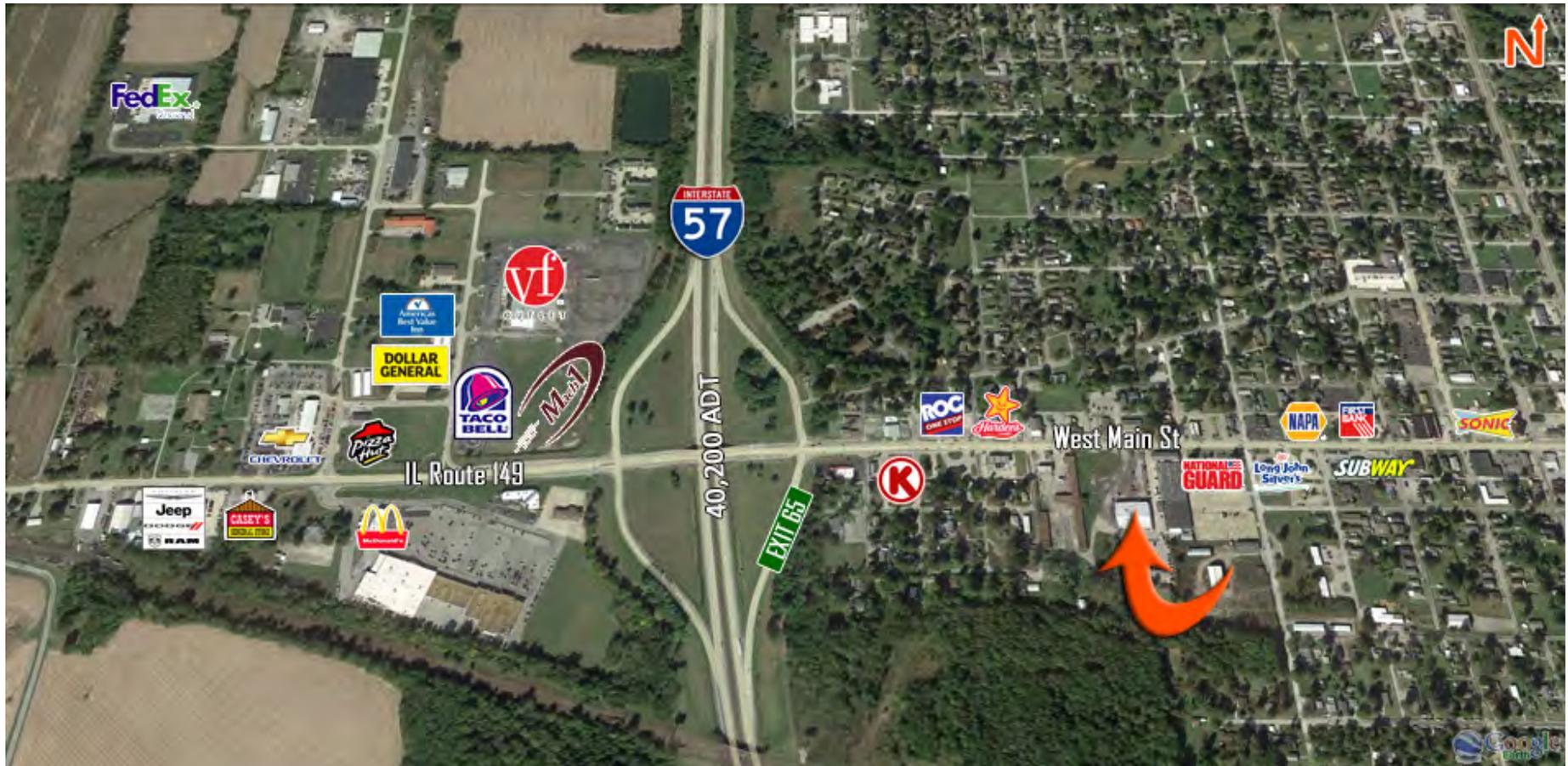
MICHAEL PIERCEALL
Broker

office: (618) 277-4400 Ext. 23
cell: (618) 791-8396
mikep@barbermurphy.com

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 & PROPERTY HIGHLIGHTS

1001 West Main Street | West Frankfort, IL 62896



PROPERTY HIGHLIGHTS

- 19,000+ SF Freestanding Commercial Building
- Potential Redevelopment opportunity
- 285' of Frontage on West Main with 11,700 ADT
- 14' clear Height Building
- Large Parking Lot accommodates approx. 90 vehicles
- TIF & Enterprise

OFFICE/RETAIL PROPERTY INFO

1001 West Main Street | West Frankfort, IL 62896

LISTING # 2323

SQUARE FOOT INFO

Building SF:	19,054
Retail SF:	19,054
Min Divisible:	19,054
Max Contiguous:	19,054

PROPERTY INFO

APN:	11-24-332-005; 019; 020
County:	IL - Franklin
Zoning:	B-1 - West Frankfort
Property Taxes:	\$10,583
Enterprise Zone:	Yes
TIF District:	Yes
Prior Use:	Grocery Store
Parking:	90+
Traffic Count:	11,700

STRUCTURAL DATA

Year Built:	1980
Floors:	1
Construction Type:	Steel Frame & Metal
Min-Max Clearance:	12' - 14'

LAND MEASUREMENTS

Lot Size:	2.83
Dimensions:	285' x 445'



SALE/LEASE INFO

Price:	\$265,000
Price / SF (Building):	\$13.90
Price/SF (Land):	\$2.15/SF

PROPERTY OVERVIEW

19,054 SF (former Grocery Store) located on 2.83 acres on West Main Street (IL. Rt. 149) with a frontage of 285 ft. Located a quarter-mile east of the I-57 & IL. Rt. 149 exit. Property has an ADT is 11,700 vehicles per day. Steel frame building with metal siding, 14 ft. clear ceiling height.

Located in TIF District and Enterprise Zone. Excellent commercial redevelopment site.

*** MOTIVATED SELLER* OBO**