

**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

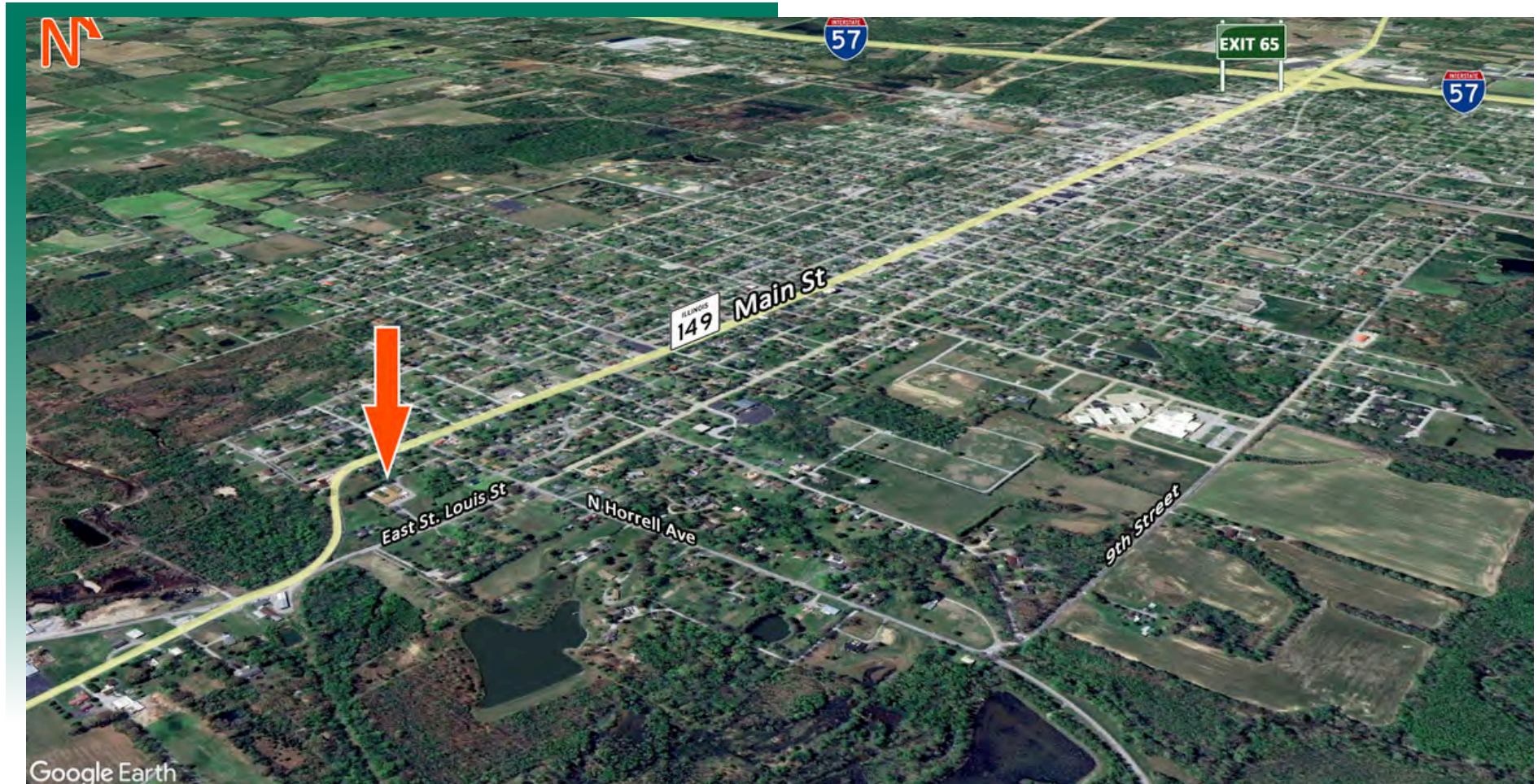
Mike Pierceall - AICP, CEcD  
Broker Associate  
Office: (618) 277-4400 (Ext. 23)  
Cell: (618) 791-8396  
mikep@barbermurphy.com



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

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



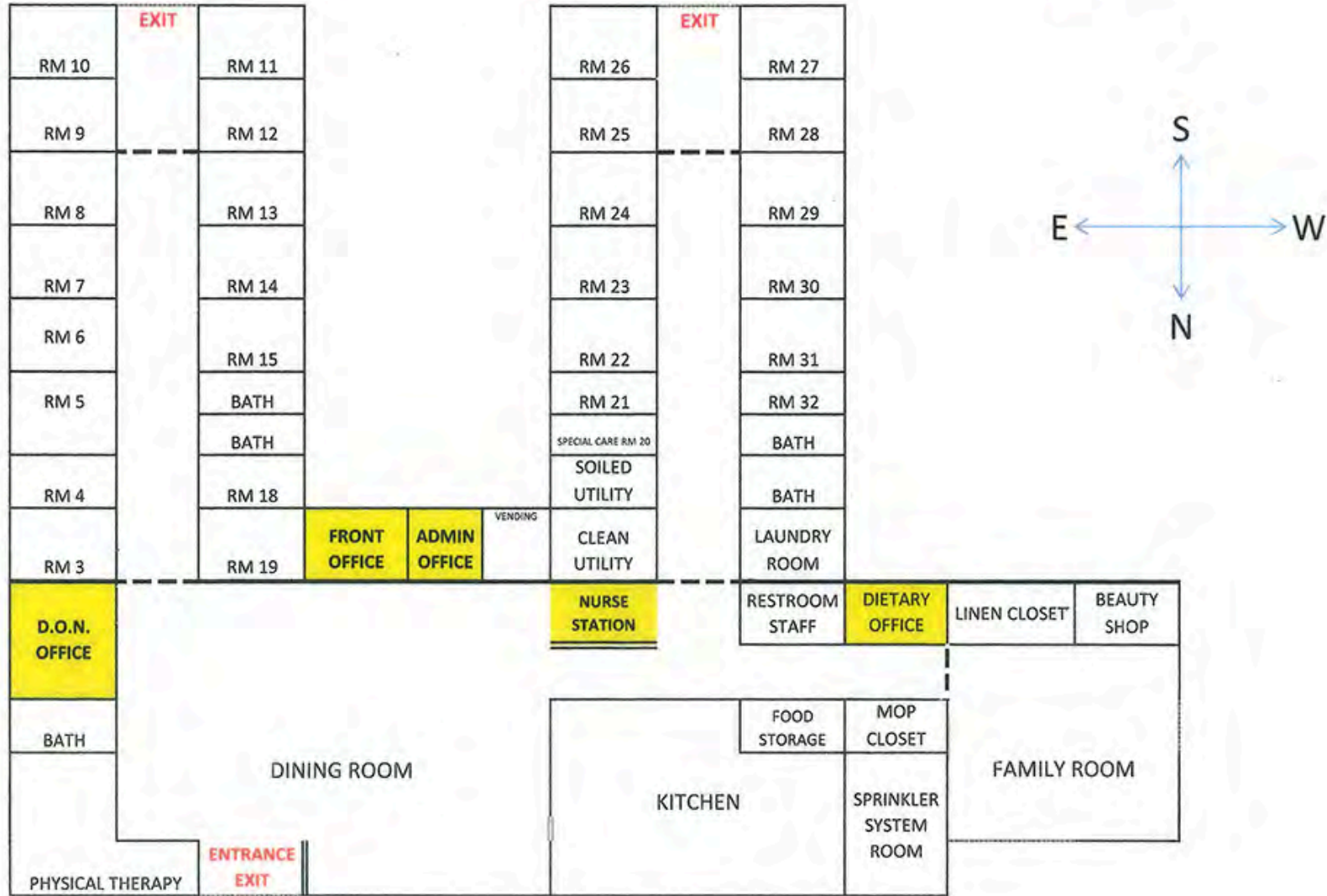
### LOCATION OVERVIEW

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

## FRANKFORT HEALTHCARE AND REHABILITATION



\*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:** \$265,000  
**Price / SF:** \$20.34

## 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 BM 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.

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**MICHAEL PIERCEALL**

Broker  
O: (618) 277-4400  
C: (618) 791-8396  
mikep@barbermurphy.com