

Former Gas & Convenience Store Potential Redevelopment Site

708 West Main
Benton, IL 62812



Reduced Sale Price: \$170,000

- Former Gas & Convenience Store situated on 22,651 SF Lot
- Building/Site is located along the Primary Business Corridor (IL Route 14) at the I-57, Exit 71 Interchange
- Located in a TIF District, Enterprise Zone and Opportunity Zone
- Suitable Commercial Redevelopment Site

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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.



Listing No: 2164

Retail

Benton CC Food Mart
708 West Main Street
Benton, IL 62812

SALE INFORMATION:

For Sale: Yes
Sale Price: \$170,000
Sale Price/SF: \$6.70
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Former Gas and Convenience Store located on 0.52 Acre Lot on IL. Route 14 (West Main Street) near the SE Quadrant of the I-57 Interchange, Exit 71. Existing 1,653 SF Building. Great Site for Commercial Redevelopment . Located in TIF, Enterprise Zone and Opportunity Zone.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 1,653 SF
Min Divisible SF: 1,653 SF

SQUARE FOOT INFO:

Building Total: 1,653 SF
Total Available: 1,653 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,653 SF
Retail: 1,653 SF
Min Divisible: 1,653 SF
Max Contiguous: 1,653 SF

LAND MEASUREMENTS:

Acres: 0.52
Frontage: 175 FT
Depth: 145 FT

PROPERTY INFORMATION:

Parcel No: 07-13-480-002	TIF: Yes	Parking: 20
County: Franklin	Enterprise Zone: Yes	Surface Type: Concrete
Zoning: Commercial	Survey: No	Traffic Count: 14,200
Zoning By: City of Benton	Environmental: No	Property Tax: \$5,821.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Gas & Convenience Store		

STRUCTURAL DATA:

Year Built: 1972	Clearance Min:	Exterior: Block
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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