

801 W Main Street



High traffic corner lot on N 8th W and Main St. 12,600 sq ft commercial building with 7200 sf warehouse and 3,000 sf mezzanine for parts storage. Five bathrooms total with 2 offering handicap access. Four office suites and one business office. Spacious retail area and good store frontage. All this on a 2.9 acres lot in the middle of town. Three 14 ft high doors in warehouse area and access to W Main by 8th St. The possibilities are endless with this property. Call George today for a private showing.

\$1,050,000.00



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Commercial Building
90'x140'
C-1 zoning
Total sq ft: 12,600
Built in 1973
2,760 retail sq ft
2,240 office sq ft
7,600 shop sq ft
3,000 sq ft mezzanine storage

2.9 acres
Metal construction
Concrete foundation
50+ parking
Paving sq ft 1,840
Forced air gas heat
Space gas heat
Central air
Metal roof repaired Sept 2024
City water and sewer
Overhead door
Restrooms
Handicap access
Fenced
Fenced parking

Electricity
115 Volt
220 Volt
Three phase
440 Volt

2023 Taxes: \$4,801.64
LeClair Irrigation Assessment- \$107.44

Electric cost:
(H) \$125 (L) \$75 (AVG) \$100
Gas cost:
(H) \$1,141 (L) \$102 (AVG) \$345



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