



MLS #:	QC4265922	St:	Active	Cat:	CIE	LP:	\$199,000
County:	Franklin	Type:	Investment	Virtually Staged?:		Unit #:	
Addr:	202 E OAK Street						
City:	West Frankfort		IL	Zip Code:	62896-2742		
Legal:							
Tot Bldg SqFt:	18,400	Sale:	Yes	Lease:	No		
Office SqFt:				Lease Type:			
Avail SqFt:	18,400	Lease \$/SqFt:		Lease Renewal			
Warehse		Stories:		Lease \$/SqFt Ann			
CAM \$/SqFt:		Parking Spcs:		Subsqst Sale to Tenant:			
Handicap Mod:		# of Bldgs:	1	Year Built:		Udgrd Strg Tank:	
Apx Lot SqFt:		# of Units:		Apx Acres:	0.24	Zoning:	commercial
				NDA:		100 Yr Fld Pln:	

Directions: From intersection of hwy 37 and Main st go East on Main, then 2 blocks past the RR tracks turn south onto Emma St. Go 2 blocks to Oak. Property is on

2021 Taxes:	\$1,671.81	Exemptions:		Projected Exp (IV):	
Parcel ID:	1219315009			Projected Inc (IV):	
# Dock Drs (I):		# Rail Drs (I):		# Seats (R):	
				Sprinkler:	
				Sec Sys:	

Calling all INVESTORS!!! Take a look at this gorgeous piece of architecture! Stunning 2story pillars draw your eyes to the property immediately! This building has 4 levels (3 plus the basement) that are each approximately 4600 sqft, which equals approx 18,400 total sqft! An elevator is centrally located inside, accessing all 4 floors (unsure if it works, as seller has never used it). There is an unbelievable amount of opportunity here! It does obviously need some work, as vandals have previously broken in (as it sat vacant) and taken/vandalized the electric, plumbing, hvac, etc. This means the property is being sold AS IS, and unfortunately those things cannot be turned on/tested for an inspection. The amount of separate rooms/offices on each floor means you could rent out each separate office, have a business with multiple offices for everyone, turn it into apartments, or the list goes on! How would YOU set up this building inside? Let's take a look together and figure it out!!!

Features	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment
LOCATION Downtown	SALE/LEASE INCLUDES Land, Building
FRONTAGE/ACCESS Corner Lot, City Street	HEATING None
OTHER ACCESS None	COOLING None
SEWER SOURCE Public Sewer	WALL CONSTRUCTION Other Wall Construction
OWNERSHIP Individual	FLOORING Wood, Tile/Vinyl, Carpeted, Concrete, Other Flooring
TAX INCENTIVE Other Tax Incentive	ROOF CONSTRUCTION Flat
POSSIBLE FINANCING Cash, Conventional, Negotiable	EXTERIOR FINISH Brick, Concrete, Other Exterior Finish
WATER SUPPLY City Available	TERMS/LEASE N/A
	OWNER PAYS All
	TENANT PAYS None
	INSULATION Unknown
	BUILDING DESCRIPTION Free Standing, 3 Story, Basement

Land and Farm	Land with a House
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Original Price:	\$199,000	How Sold:		Days on Market:	29
Sold Price:		Concessions \$		Cumulative DOM:	29
Closing Date:		Sold Conc Info		Agent is Designated Managing Broker:	Yes
Agent Owned:	N	Agent Related to Owner:	N		