

# FOR SALE: Jefferson County IL Commercial Property

## Buildings, Retail, Manufacturing, Storage



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### PROPERTY DETAILS (2341AL)

Address: 1213 Broadway, Mt. Vernon IL 62864

List Price: \$200,000

Located 2 blocks West of the downtown square in Mt. Vernon

3 buildings are within close proximity of each other

Formerly Stan the Tire Man retail, offices and shop location

Interstate 57 and 64 pass through Mt Vernon

Mt. Vernon is 80 miles East of St. Louis and 275 miles South of Chicago

Buildings sit on nearly .75 of an acre

Traffic count is 9500 cars per day

Uses: retail, repair shop, storage, manufacturing

Appraised in 2015

Zoning B-1

Taxes: Building #1 - \$4346; Building #2 - \$2981; Building #3 - \$2878; Triangle lot - \$296

Buildings have individual tax bills and legal descriptions.

Building #1: One story, brick and block building on slab with 8,060 sf with frontage on Broadway. Building measures 51.5 ft x 156 ft. The front sales and office area of this building has central heat and air conditioned as well as the mid-section of the building that is finished with bathrooms, office and additional retail space. The rear of building is a heated shop area. There are 6 overhead doors in this building. This building faces Broadway and has multiple uses. With a traffic count of nearly 10,000 cars per day, the location provides a pool of potential consumers at your doorstep.

Building #2: Has abundant usage with an open area slab floor measuring 50 ft x 160 ft with 2 large overhead doors on north side and 1 large overhead facing west. This building also has an abundant second story office space of 1,100 sf with bathrooms and central air and heat. Building totals 9,100 sf. The three-phase electrical expands the use of this building to a wide range of uses. The building has frontage on 13th Street on two sides. What is distinctive about

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