

2,200 SF Commercial Building on 0.68 Acre Lot

401 East Walnut St., Carbondale, IL 62901



PROPERTY SUMMARY

2,200 SF Commercial Building on 0.68 Acre Corner Lot at Logan Ave. and East Walnut St. (East bound leg of IL-159). High Traffic location with 19,300 ADT. Former Fast Food Restaurant that was converted to an Office. 30 Parking Spaces. Multiple Local & National Restaurants, Name Brand Retail and related Business located nearby. Within close proximity of Southern Illinois University.

SALE PRICE: \$158,000 (Previously \$170,000)

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DEVONSHIRE REALTY

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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: 2449
Retail

Total SF Available: 2,200 SF
Min Divisible SF: 2,200 SF

SQUARE FOOT INFO:

Building Total: 2,200 SF
Total Available: 2,200 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 2,200 SF
Min Divisible: 2,200 SF
Max Contiguous: 2,200 SF

LAND MEASUREMENTS:

Acres: 0.68
Frontage: 150 FT
Depth: 187 FT

PROPERTY INFORMATION:

Parcel No:	15-21-280-022	TIF:	Yes	Parking:	
County:	Jackson	Enterprise Zone:	No	Surface Type:	asphalt
Zoning:	SB (Secondary Business)	Survey:	No	Traffic Count:	19,300
Zoning By:	City of Carbondale	Environmental:	No	Property Tax:	\$8,720.00
Complex:		Archaeological:	No	Tax Year:	2020
Prior Use:	Fast food restaurant				



SALE INFORMATION:

For Sale: Yes
Sale Price: \$158,000
Sale Price/SF: \$77.27
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

2,200 SF commercial building repurposed from fast food restaurant to office located on .68 acre corner lot fronting along Walnut Street (east bound leg of Rt. 15) with ADT of 19,300 vehicles. Located near downtown area in a TIF District. Major businesses located in the immediate area. Highly visible site easily adapted for number of business uses.

STRUCTURAL DATA:

Year Built:	Clearance Min:	Exterior:	brick & concrete block
Rehab Year:	Clearance Max:	Bay Spacing:	
Floors: 1	Floor Drains:	Sprinklers:	
Class:			

Listing Broker(s)

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