

FOR SALE

4,920 SF Office / Retail / Multi Use Building 511 9th Street Carlyle, Illinois 62231

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OFFICE / RETAIL / MULTI USE BUILDING FACING CLINTON COUNTY COURT HOUSE, CARLYLE, ILLINOIS

- 4,920 + SF Office / Retail 2-Story building on 5,535 SF Parcel
- Great Office Space with Retail / Multi-Use (2nd Story Apartment) Potential
- 615 +/- SF Basement
- 50 SF +/- Vault on First Floor
- Large City Parking Lot Directly Behind Building
- Great location for Title Company, Attorney, etc. Building faces Clinton County Court House
- TIF #2 District (Carlyle)

Sale Price: \$135,000.00



EXPERIENCE... DEDICATION... RESULTS



For information contact:

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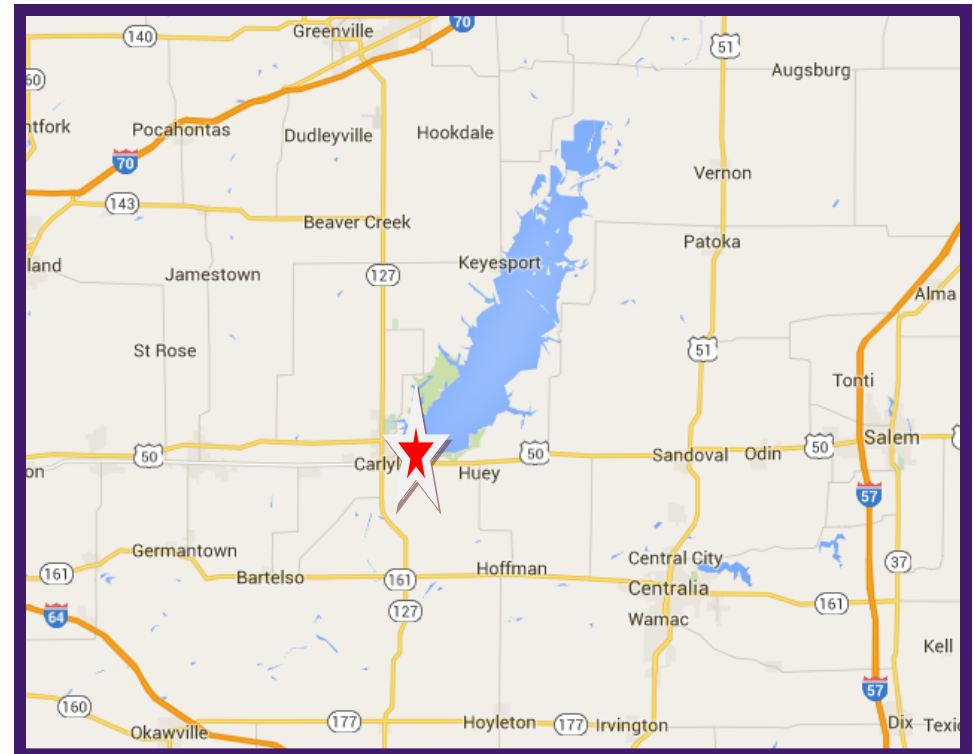
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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

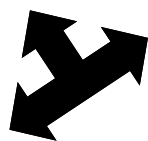
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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

511 9th Street, Carlyle, IL 62231
Most Recent Use: Office Space (Large Offices)



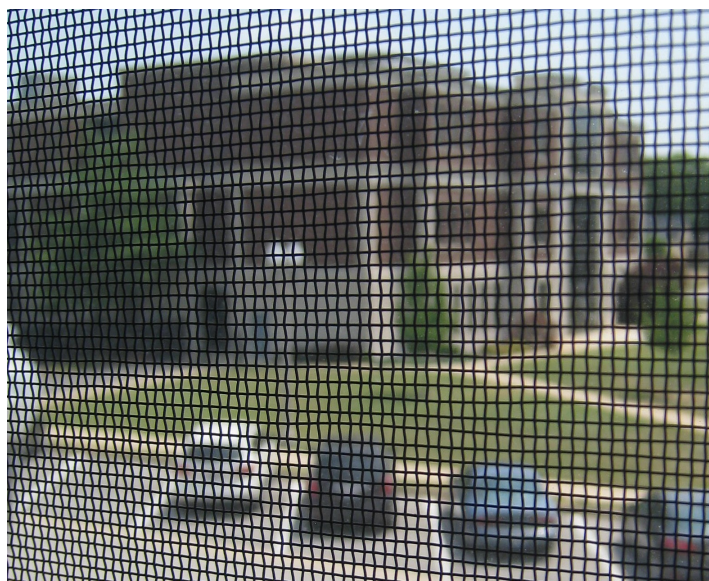

**FIRST
FLOOR**



Spacious Stairwell with Chair Lift



**Large 2nd FLOOR Office
Facing Court House**



View of Court House from 2nd Floor Window (Screen)



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SITE INFORMATION

Site Location:	4,920 + SF Office / Retail Multi-Use 2-Story building across from Clinton County Court House		
Address:	511 9th Street		
City:	Carlyle	State:	IL
		Zip:	62231
		County:	Clinton
Site Size:	5,535 SF Parcel	Topography:	Flat
Frontage:	Fronts 9th Street and Court House	Depth:	
Permanent Parcel #:	08-08-18-326-008		
Water:	City of Carlyle	Located:	On Site
Sewer:	City of Carlyle	Located:	On Site
Natural Gas:	Ameren IL	Located:	On Site
Electric:	City of Carlyle	Located:	On site
Zoning Classification:	B-1 Community Business	By:	Carlyle
Traffic Count:	8,200 VPD on Franklin St. (HWY 50)	Taxes:	\$2,257.48 2015
Business District	No	TIF:	Yes: TIF #2, Carlyle
Industrial Park:	No	Name:	Façade Improvement Program
			City matches up to \$2,500 façade improvements.
Year Built	1905	Enterprise Zone	Yes
Sale Price:	\$135,000.00	Terms:	
Land Lease:		Terms:	

Great work/live opportunity. Separate entrances for possible loft apartment with business on main floor.

Investors: Potential for 3 or more tenants.

Located across from Clinton County Court House, Great Property for title company, law firm, etc.

Large offices with windows. 50 SF Vault on First Floor. City parking lot contiguous to property.

Property located in TIF #2, Enterprise Zone AND Façade Improvement Program.

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