



PCHG	Zoning	None Actual Zoning	1392 Approx. SqFt	Built 2024
Retail/Stores			Orig. List Price:	\$220,000
MLS #:	12703337		List Date:	07/13/2026
Township:	Benton		Listing Market Time:	40
Subtype:	Free Standing Store		Total Market Time:	40
# Stories:	1		Lease SqFt Yearly:	0
# Units:	1		Monthly Rent Price:	
# Tenants:			Est. Ann. Passthru. \$/SF:	
Min Rent SqFt:	0		Total Taxes:	\$1,940 - 2024
Unit SqFt:	1392		Max Rent SqFt:	0
			List Price Per SF:	\$149.43
			Sold Price Per SF:	\$0

This prime corner location is capable of delivering any business significant exposure and traffic. Average Daily Traffic Count is approximately 2,500. The parcel is a total of 1.25 acres and offers a huge amount of parking. Formerly operated as a bar, this property has features that can be used for practically any business. The building was constructed in 2024 with a total of approximately 1,392 square feet and still feels new inside and out. There is a roll-up, overhead door on one end, making it useful for automotive, equipment sales or any business needing large access. There are two restrooms, a storage room, multi-purpose room and it has the setup for a functional drive-through window. Sitting at the entrance to the country club, this site has unlimited possibilities as a convenience store, restaurant, office, retail, mechanical or just about anything you can imagine.

General

Area:	7382	Min Avail Sq Ft (Rentable):	0
City, State, Zip:	Benton, IL 62812	Max Avail Sq Ft (Rentable):	0
County:	Franklin	Gross Rentable Area:	
Township:	Benton	Net Rentable Area:	
Unincorporated (Y/N):	Yes	Frontage/Access:	State Road
Zoning Type:		Current Use:	Restaurant/bar
Actual Zoning:	None	Known Encumbrances:	First Mortgage
Sub Type:	Free Standing Store	Location:	Corner, Park Adjacent
Approx Year Built:	2024	PIN:	0809176003
Lease Type:	N/A	Multiple Pin Numbers:	No
Estimated Cam/Sf:			
Estimated Tax/Sf:			
Directions:	IL-37 to IL Hwy 14/Bailey Ln, continue for approximately 2.2 miles to 14747 State Hwy 14 E on the left.		
Relist (Y/N):			

Exterior Features

Lot Dimensions:	272x200x272x200	Foundation:	Concrete, Slab
Lot Sq Ft:	54400	Roof Structure:	
Lot Size Source:	Survey	Roof Coverings:	Metal
Approx Total Bldg Sq Ft:	1392	Docks:	None
# Of Stories:	1	# Of Parking Spaces:	
# Of Drive In Doors:	1	Indoor Parking:	
# Of TL Docks:	0	Outdoor Parking:	
Ceiling Height (Ft):		Parking Ratio:	
Construction:	Steel		