



[Schedule a Showing](#)

**MLS #:** EB456873    **Status:** Active    **Cat:** Commercial    **Price:** \$550,000  
**County:** Jackson    **Type:** Restaurant, Other  
**Addr:** 1420 E MAIN Street    **Unit #:**  
**City:** Carbondale    IL    **Zip Code:** 62901  
**Legal:** LOT 1B RE-SUB OF LOT 1 UNIVERSITY PLACE 3RD PLAT    **Virtually Stage Y/N:**

<b>Total Bldg SqFt:</b> 1,950	<b>For Sale:</b> Yes	<b>For Lease:</b> No	<b>Lease \$/Mo:</b>
<b>Office SqFt:</b>	<b>Warehse SqFt:</b>		<b>Lease Type:</b>
<b>Avail SqFt:</b> 1,950	<b>CAM \$/SqFt:</b>		<b>Lease Renewal:</b>
<b>Stories:</b>	<b># of Bldgs:</b> 1		<b>Lease \$/SqFt:</b>
<b>Parking Spcs:</b>	<b># of Units:</b>		<b>Lease \$/SqFt Ann:</b>
<b>Handicap Mod:</b>	<b>Udgrd Strg Tank:</b>		<b>Subsq Sale to Tenant:</b>
<b>Year Built:</b>	<b>100-Yr Flood Plain:</b> Unk		<b>Agent Owned:</b> No
<b>Apx Lot SqFt:</b> 21780	<b>Zoning:</b> BPL		<b>Agent Related to Seller:</b> No
<b>Apx Acres:</b> 0.50	<b>NDA:</b>		<b>Agent is Desig. Mnging Broker:</b> No

**Directions:** NE of the intersection of Hwy 13 (E. Main St.) and Giant City Rd.

<b>2023 Taxes:</b> \$17,668.00	<b>Parcel ID(s):</b> 15-14-301-009	<b>Security System:</b>	<b>Corn Suitability Rating/PI:</b>
<b>Tax Incentive:</b> Yes		<b>Sprinkler:</b>	<b>Total Passthru Cost:</b>
<b>Exemptions:</b>		<b># Dock Doors:</b>	<b>Projected Exp (IV):</b>
<b># Seats:</b>		<b># Rail Doors:</b>	<b>Projected Inc (IV):</b>

**Agent Remarks**

**Public Remarks** READY TO OPEN, previously a Long John Silver's/A + W. This property is located on an outlot in front of Wal-Mart directly north of Taco Bell, east of McDonald's and University Place strip mall. Over 20,000 vehicles will pass this site daily!

FEATURES	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment
<b>LOCATION</b> Suburban	<b>SALE/LEASE INCLUDES</b> Building
<b>FRONTAGE/ACCESS</b> Paved 6Lane, Frontage Road, Corner Lot, City Street, State Road	<b>HEATING</b> Forced Air, Gas
<b>OTHER ACCESS</b> None	<b>COOLING</b> Central Air
<b>SEWER SOURCE</b> Public Sewer	<b>WALL CONSTRUCTION</b> Frame
<b>OWNERSHIP</b> L.L.C.	<b>FLOORING</b> Concrete
<b>TAX INCENTIVE</b> Enterprize Zone	<b>ROOF CONSTRUCTION</b> Other Roof Construction
<b>POSSIBLE FINANCING</b> Cash, Conventional	<b>EXTERIOR FINISH</b> Other Exterior Finish
<b>SHOWING INSTRUCTIONS</b> Text/Call Listing Agent	
<b>WATER SUPPLY</b> City on Premises	

**Land and Farm**

**Land with a House**

<b>Owner:</b> 685 Investments LLC	<b>Also Ref</b>
<b>LO:</b> COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	<b>Off License #</b> 478027382
<b>LA:</b> Rolf R Schilling - Pref: 618-303-0700	<b>Agt License #</b> 471012048
<b>LA Email:</b> anke@midwest.net	<b>Appointment Desk Phone:</b> 618-303-0700
<b>CLA:</b>	<b>Cell:</b>
<b>OLA:</b>	<b>LD:</b> 2/26/2025
	<b>Cell:</b> 2/28/2026
	<b>List</b> Exclusive Right to Sell

<b>OLP:</b> \$550,000	<b>Selling Agent:</b>	<b>Co-Sell</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How</b>
<b>Closing Date:</b>	<b>Co-Sell Agent:</b>	<b>DOM</b> 0 <b>CDOM:</b> 0
<b>Concessions \$</b>	<b>Sold Conc Info</b>	<b>Selling Team:</b>
<b>Buyers</b>	<b>Lender/Mortgage Co</b>	<b>List Date:</b> 2/26/2025 <b>Active Date (if applicable):</b>