

**PROPERTY OVERVIEW**

Subject property is a former Regions Bank branch built in the mid 1970's. This brick building consists of 2,560 SF and a 1,316 SF Canopy with 2 drive through lanes. There are 16 parking spaces on-site and the lot is 1/2 city block. Regions plans to close this branch effective March 24, 2017.

DETAILS

SALE PRICE:	\$399,000
BUILDING SIZE:	2,560 SF
LOT SIZE:	0.629 Acres
ZONING:	B2 – Central Business

Area Description: Subject property is located on Main St. (US. 50) just west of the downtown Salem. Salem is the county seat of Marion County, located in South Central Illinois. Salem is 75 miles due east of St. Louis MO, 250 miles southwest of Chicago IL, 180 miles southwest of Indianapolis IN, 200 miles west of Louisville KY, and 250 miles northwest of Nashville TN.

Traffic Counts:

Main St.: 12,300 – 15,700 VPD

College: 2,750 – 3,350 VPD

AJ THOMA III, CCIM
AJT@CBCDR.COM

CELL: 217-520-3299
OFFICE: 217-403-3425

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. 11th, Floor
217-352-7712

Office
Retail

420 W Main St., Salem, IL 62881

FOR SALE

\$399,000



DEVONSHIRE REALTY



AJ THOMA III, CCIM
AJT@CBCDR.COM

CELL: 217-520-3299
OFFICE: 217-403-3425

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. 11th, Floor
217-352-7712