

WEST FRANKFORT, IL
Former Oil Change / Auto Repair Shop

1202 W. Main St., West Frankfort, IL 62896

TUESDAY, SEPT. 30, 2014 ♦ 6:00 PM

Auction Held at 1202 W. Main, West Frankfort ♦ Live Auction Plus Live Online Bidding Available
Live Online Bidding Register at www.adamsauctions.com



**Property Viewing:
One Hour Prior to Auction**

Property Description & Information

County: Franklin
Index No: 2-72-185-07
Lot Size: 18,000 sf (.41 Acre)
Lot Dimensions: 150 x 120
Lot Surface: Asphalt
Frontage: 150' on W. Main
2013 Taxes: \$6,860
Exemptions: None
Year Built: unknown
Zoning: B-1 Commercial
City Limits: West Frankfort
Bldg Square Ftg: 2,103 sf
Basement: No
Utilities: Public Water & Sewer;
All Public Utilities At Prop.
Building Exterior: Block/Brick
Heating/Cooling: Gas Forced Air / Central Air
Service Bays: 3 (2 drive-thru)
Service Pits: None
Overhead Doors: 5 - 12' x 12' metal
Flood Zone: No

Property consists of a 2,103 sf one story building that was formerly used a quick lube / auto repair facility. 18,000 sf lot on high traffic street with great visibility and 150' of frontage on W. Main.

Many possible uses for this property - if you're looking for a nice property to open or expand your business, check this one out!



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change, availability or update without notice. Seller and auction company make no representation as to the Environmental condition of the property and recommended that purchaser obtain an independent investigation.

www.adamsauctions.com

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Adam Jokisch
President
Auctioneer • Broker

TERMS:

\$10,000 DOWN DAY OF SALE ON REAL ESTATE

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LIC # 044000169

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MON., SEPT. 29 & TUES., SEPT. 30, 2014

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Property Viewing One Hour Prior to Auction on All Properties

Mon., Sept 29 @ 9:00 AM CST



3032 Avenue L, Ft. Madison, Iowa

Mon., Sept 29 @ 9:30 AM CST



1730 Avenue H, Ft. Madison, Iowa

Mon., Sept 29 @ 2:00 PM CST



1508 E. Vernon Ave., Normal, IL

Mon., Sept. 29 @ 5:00 PM CST



900 N. Vermillion, Danville, IL

Tues., Sept 30 @ 9:00 AM **EST**



416 SE 4th St., Washington, IN

Tues., Sept. 30 @ 10:00 AM CST



530 S. West St., Olney, IL

Tues., Sept 30 @ 2:00 PM CST



154 Kraft St., Clarksville, TN

Tues., Sept. 30 @ 6:00 PM CST



1202 W. Main, West Frankfort, IL

Adam's
Auction & Real Estate Services, Inc.

www.adamsauctions.com

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