

# TIF DISTRICT & ENTERPRISE ZONE FOR SALE > COMMERCIAL BUILDING – 1.2 ACRES

1210 Dorothy Ln., Carlyle, IL 62231



- 7,260 SF Commercial Building – Former Dollar General
- Located along IL Route 127 (8,950 ADT)
- Suitable for Retail, Office and Multi-Tenant Use
- In near proximity to Carlyle Lake

**Sale Price: \$175,000**

**BARBERMURPHY**

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**BARBER MURPHY**



**CARLYLE**  
ILLINOIS

**Listing No:** 2179

**Retail** **Total SF Available:** 7,260 SF  
**Min Divisible SF:** 7,260 SF

Former Dollar General  
 1210 Dorothy Lane  
 Carlyle, IL 62231

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$175,000  
**Sale Price/SF:** \$24.10  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**SQUARE FOOT INFO:**

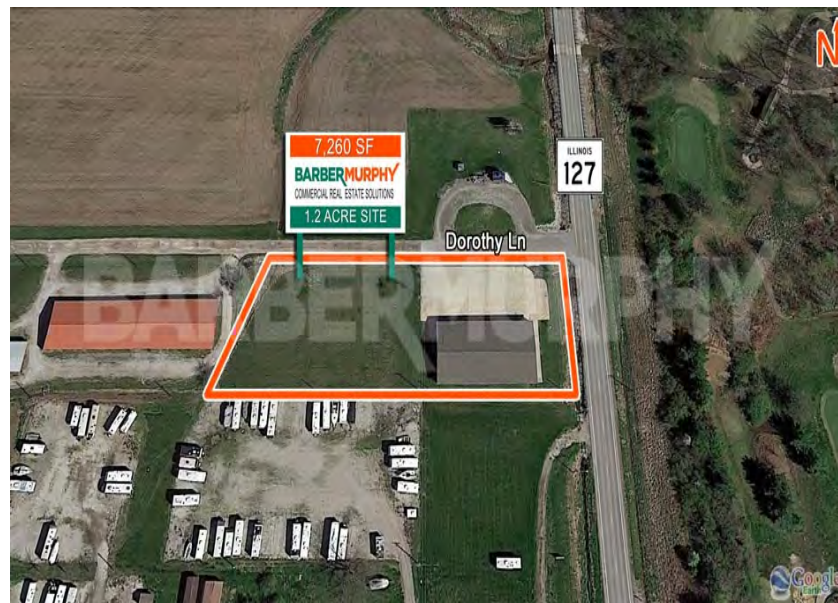
**Building Total:** 7,260 SF  
**Total Available:** 7,260 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 7,260 SF  
**Min Divisible:** 7,260 SF  
**Max Contiguous:** 7,260 SF

**LAND MEASUREMENTS:**

**Acres:** 1.20  
**Frontage:** 131 FT  
**Depth:** 413 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-07-12-251-015	<b>TIF:</b> Yes	<b>Parking:</b> 20
<b>County:</b> Clinton	<b>Enterprise Zone:</b> Yes	<b>Surface Type:</b> Concrete
<b>Zoning:</b> Commercial	<b>Survey:</b> Yes	<b>Traffic Count:</b> 8,950
<b>Zoning By:</b> City of Carlyle	<b>Environmental:</b> Yes	<b>Property Tax:</b> \$6,077.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2018
<b>Prior Use:</b> Dollar General		



**Comments**

7,260 SF commercial building located on 1.2 acres fronting on IL RT. 127. Property located in TIF and Enterprise Zone, Suitable for retail, office and multi-tenant use.

**STRUCTURAL DATA:**

**Year Built:** 2000 **Clearance Min:** 9' **Exterior:** Vinyl Siding  
**Rehab Year:** **Clearance Max:** 12' **Bay Spacing:**  
**Floors:** 1 **Floor Drains:** **Sprinklers:**  
**Class:**

**Listing Broker(s)**

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