

FOR SALE: Saline County IL Commercial Property

7-Bay Car Wash on 1.63+ - Acres



Joe Corso
Broker

Cell: 618-663-1334
jcorso@buyafarm.com
Murphysboro Branch Office



buyafarm.com

PROPERTY DETAILS (2507L)

Address: 610 North Commercial St, Harrisburg IL

Price Reduced: \$239,000 / ~~List Price: \$300,000~~

The property consists of a seven bay car wash located at 610 North Commercial Street in Harrisburg IL on State Route 45. Property is situated on a premium commercial site consisting of 1.63+- acres. The car wash is currently closed. The property has frontage on Commercial Street, located in the heart of a high traffic area, with commercial properties in all directions. The majority of the site is concrete with ample parking. The wash has five self-serve bays and two automatic bays. It consists of also a mechanical room and office, all totaling 4,400 square feet. The wash area has heated floors. There is also a self-serve Ice Vending Station and bill board on the property that produces income.

Harrisburg is located 20 miles east of Marion and Interstate 57 and approximately 140 miles from St. Louis. Harrisburg serves several smaller towns in area as a shopping and medical hub. **Harrisburg's population is approximately 9,000 with average income of \$37,200.**

Traffic count at North Commercial Street and nearby cross-street of Eye Center Drive is 14,000 (+).

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