

# Absolute **REAL ESTATE** Auction | Monday, June 9<sup>TH</sup> @ 12 PM

## **1300 & 1308 WEST MAIN STREET • CARBONDALE, IL 62901**

**1300 W. MAIN ST.**



**1308 W. MAIN ST.**



**BUILDING 1 - 1308 West Main Street** features a spacious 8,000 SF front section constructed with concrete block, offering a large showroom, multiple office areas, built-in cabinetry, kitchenette spaces, and three bathrooms. It includes multiple entry points for flexible access. The rear 5,000 SF structure is newly built with a red iron frame and skylights, 16-foot central ceilings, four barn-style sliding doors, and a secure 6-foot industrial fence with a sliding gate.

**BUILDING 2 - 1300 West Main Street** offers 2,679 SF under roof and includes a showroom, two bathrooms, and a potential kitchen area with a grease trap, previously used by food-related businesses. A separate 744 SF rear section with its own entrance features a full bathroom and is ideal for office use, prep work, or a studio space.



### **SELLING IN 2 TRACTS**

Both Buildings are in Tract 1, Tract 2 is a Grassy Lot 1.27 Acres, located directly behind Tract 1.

### **PROPERTY HIGHLIGHTS**

Excellent visibility and access from West Main Street  
High-traffic commercial location  
Ideal for retail, office, light industrial, or mixed-use applications.

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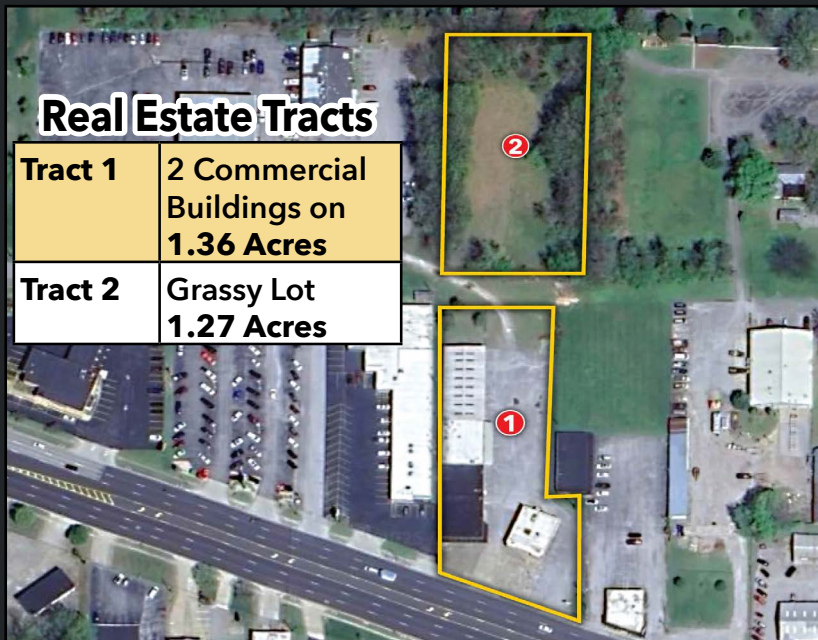


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CARBONDALE, IL 62901**

## Real Estate Tracts

<b>Tract 1</b>	<b>2 Commercial Buildings on 1.36 Acres</b>
<b>Tract 2</b>	<b>Grassy Lot 1.27 Acres</b>



**REAL ESTATE TERMS • PROCEDURE:** The property will be offered in two tracts, individual or combined. **BUYERS PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Closing shall take place on or before 30 days from auction date. All 2025 ad valorem taxes will be prorated at closing.

**FOR FULL TERMS: GO TO [harrisauctions.com](http://harrisauctions.com)**

## Harris Real Estate & Auction

3855 State Route 45 North  
Mayfield, KY 42066



**HOMES FARMLAND  
ESTATES WATERFRONT**



## MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER

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**270.247.3253**



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