

07/10/2026

Commercial Sale

Office/Tech

MLS # 12571714

List Price: \$450,000

Status: Active

Contingency:

Orig List Price: \$499,000

Area: 6208

List Date: 3/18/2026

Address: 2103 W 9th Street

Mount Carmel IL 62863

Mkt. Time (Lst./Tot.): 59 / 59

Directions: At intersection of Oak and 9th Street, head West exiting Mt. Carmel. Travel west on HWY 15 for 2.1 miles. Property is on the left.

Sold By:

Close Date:

Contract:

Lease SF/Yr:

Off Market:

Finance Code

Rented Price:

Township: Mount Carmel

Sold Price:

Ttl Act Rent.:

Year Built: 1999

Concessions:

Blt Bfore 78: No

Zoning Desc:

Unincorporated:

County: Wabash

Zoning: INDUS

PIN: 113010000601

Min AvailSF: 3596

Com Type:

Add'l PINs: No

Leaseable Area: 3596

Type MultiFam

Relist:

Lease Type:

Tot. Bldg SF: 3,596.00

Unit SF: 3,596

Est Cam/SF

Office SF:

Stories: 1

Est. Tax/Sf:

Land SF: 65,340

Gross Rent Area:

User:

Lot Dim: 298x197

Net Rent Area:

Sold \$ / SF: 0.00

Lot Sz Src:

Investment:

Sold \$ / SQFT:

List Price Per SF: \$125.14

Unit Info: 0

Walk Score Source Link

Public Remarks Position your business for success with this impressive 3,596 square foot brick commercial property situated on a well-traveled highway, offering outstanding visibility and accessibility. Set on a generous 1.5-acre lot, this property provides both strong traffic exposure and room for future growth. Designed with functionality and organization in mind, the interior layout includes a welcoming tile floored foyer, comfortable waiting area, and dedicated office reception area. The floor plan also features five private offices, a convenient break room, two restrooms, and a laundry room. This property is walk in ready for medical, professional, administrative, or service-based operations. In addition, the walls are non-load bearing so the options are endless for redesign. Quality finishes are evident, featuring high-grade vinyl plank flooring, commercial-grade carpet, warm oak trim, and built in custom oak cabinetry throughout the space. Additional highlights include: * Large, well-maintained parking lot with ample space for staff and visitors * Durable brick exterior for long-term, low-maintenance ownership * Emergency lighting system for added safety and compliance * Dual thermostat heating for efficient, customizable climate control * One-car storage garage for additional storage * Handicap accessibility The expansive lot offers potential for expansion, additional structures, or enhanced parking configurations. With its prime highway location, quality interior finishes,

Approximate Age 26-35 Years

Current Use Medical/Dental

Owners Assoc YN

Geographic Locale Out of Area

Location High Traffic Area

Bay Size:

Trailer Docks: 0

Construction Materials Brick

Flooring Carpet, Vinyl

Cooling Central Air

Electric 101-200 Amps

Fire Protection CO Detector(s)

of Drive In Doors: 0

Door Dimension:

Freight Elevators:

Min Ceiling Hgt: ft

Max Ceiling Hgt: ft

Clear Span:

Open Parking Spaces

Parking Ratio

Number Of Units Total

of Tenants

Extra Storage Spaces Avail YN

HERS Index Score

How Sold

Finance Code

Possession Closing

Unit Information 0

Financial Information

Cap Rate:

Exp Year/Source: \$0.00

Gross Rental Income: \$0.00

Total Annual Exp: /

Janitor Expense: \$

Net Oper Income/Year: \$0.00 /

Fuel Exp (\$/src): /

Water Exp (\$/src):

Real Estate Taxes/Tax Yr: \$6,034.00 / 2024

Trash Exp (\$/src): /

Maint Exp (\$/src):

Gross Rent Multiplier:

Manager Exp. (\$/src): /

Elementary School

Loss Factor:

Electric Exp (\$/src): /

Middle Or Junior School

Total Monthly Income: \$

Insurance Exp (\$/src): /

High School

Total Annual Income: \$0.00

Other Exp (\$/src): /

Operating Exp Includes:

Legal Description

Broker Private

Remarks:

Internet Listing: Yes

Remarks on Internet?: Yes

Broker Owned/Int.: No

VOW AVM: Yes

VOW Comments/Reviews: Yes

Lock Box Loc.:

Listing Agrmnt: Exclusive Right To Sell

Addr on Internet? Yes

Special Comp Info.:

Buyer Ag. Comp:

Other Compensation:

Call for Rent Roll Info:

Information: After Hours Only

Continue to Show?

Expiration Date: 8/22/2026

Showing Inst.:

Broker: DHI REALTY INC. - OFFC: 618-263-8622

/ 98114

List Broker: Amanda L Macer

/ 1060232

/ Amandamacer@dhirealty.com

CoList Broker:

/

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MLS # 12571714

Prepared By: Brandon Hodgson

| DHI REALTY INC.

| 07/10/2026 11:05 AM

MRED Agents: This is a calculator provided by RatePlug. - [Click Here to add your Partner Lender\(s\).](#)

i This is not an official loan estimate. Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212

PERSONALIZE YOUR MORTGAGE



Demonstration Account

NMLS ID 000000

Office: (555) 555-1212 Mobile: (555) 555-1212

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KEY INFO	30 Yr Fx	15 Yr Fx	30 Yr FHA	VA	Conv 5/6 ARM
Down Payment	\$90,000	\$90,000	\$15,750	\$0	\$90,000
Mortgage Payment	\$2,335	\$3,087	\$2,721	\$2,830	\$2,217
Rate	6.750%	6.250%	6.250%	6.250%	6.250%
APR	6.830%	6.330%	6.330%	6.330%	6.330%
Taxes (est)	\$795	\$795	\$795	\$795	\$795
Insurance / HOA Dues	\$124	\$124	\$124	\$124	\$124
PMI	\$0	\$0	\$313	\$0	\$0
Monthly Payment	\$3,254	\$4,006	\$3,953	\$3,749	\$3,136

Asking Price of **\$450,000** with a Down Payment of **20.0%** and a Loan Amount of **\$360,000**. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM payment & interest rates will change during term. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) **false**