

24.41 Acre Industrial Site for Sale

3101 Mississippi Ave, Sauget, Illinois 62206
St. Clair County

Joe Hardin

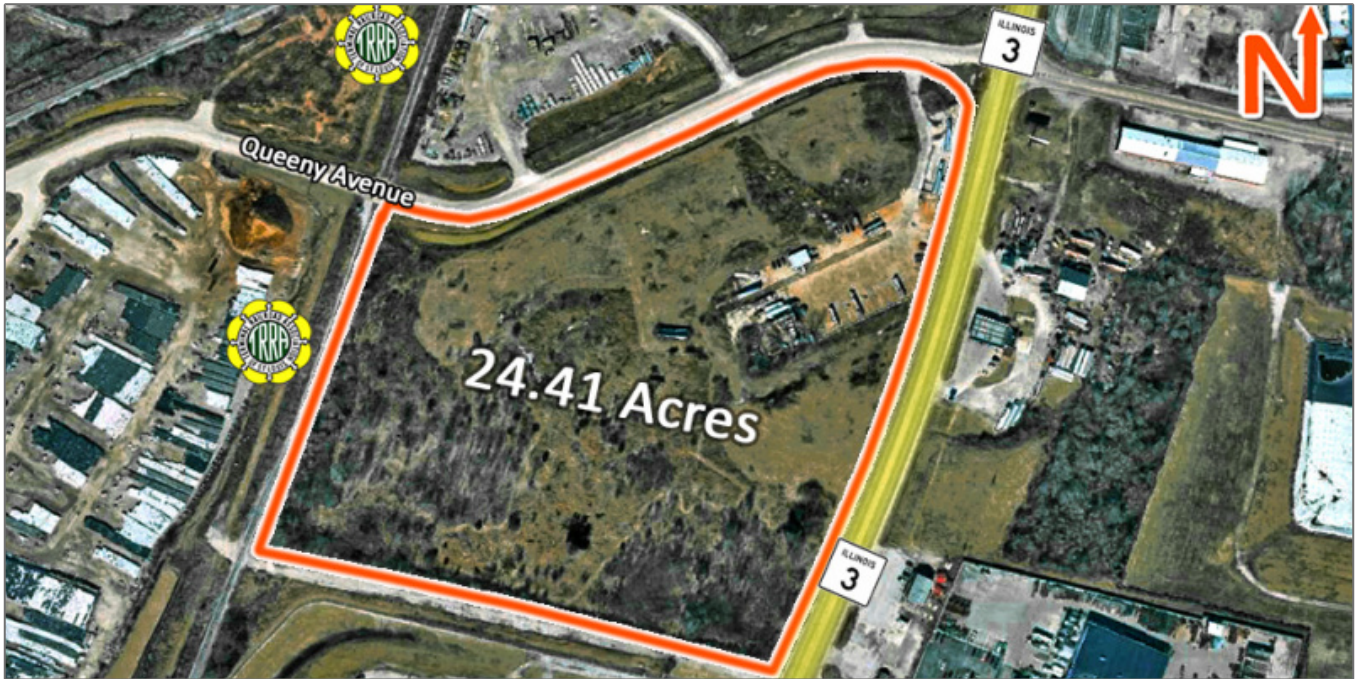
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Property Description

24.41 Acres of Industrial Zoned Land (May Divide). Perfect for trucking operations and Industrial users. Previously served by adjacent Terminal Rail Road. All utilities available.

Near all Major Interstate Routes. Main entrance at a signaled intersection. Barge Access nearby.

Sale Price: \$2.00/SF

Basic Details

Listing No:	2616
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Industrial
Lot Size (Acres):	24.41 Acre(s)
Sale Price:	\$2.00/SF
Sale Price Per Sqft:	\$2
Sale Price Per Acre:	\$87,120

Property Information

Parcel No:	01-26.0-300-003, 002
Zoning:	Industrial Land
Zoning By:	Sauget/Cahokia Heights
TIF:	Yes
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes
Property Tax:	\$8,478.18
Tax Year:	2021

Land Measurements

Utility Information

Acres:	24.41 Acre(s)
Frontage:	1,346 ft
Depth:	1,073 ft

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	American Bottoms
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Transportation

Interstate:	1.76 Miles to I-64 and I-55/70
Rail:	Terminal RR Adjacent
Barge:	Access Nearby
Airport:	St. Louis Lambert International