

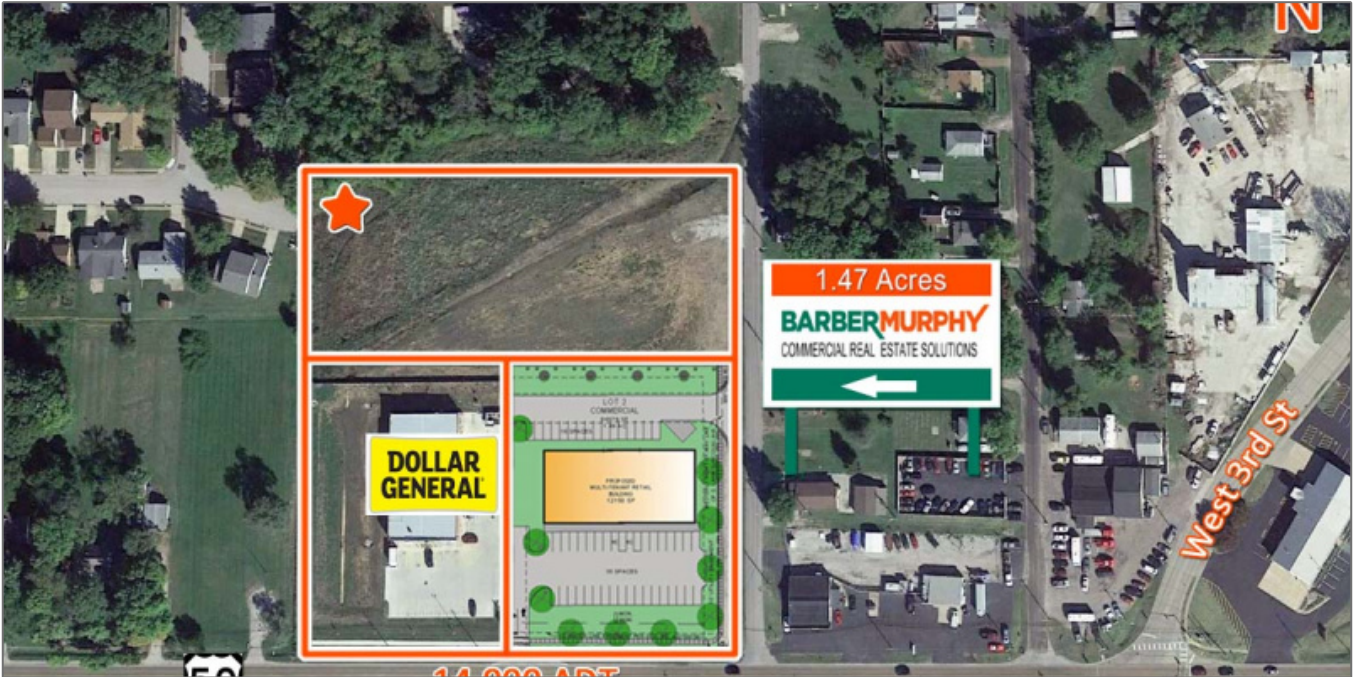
## 1.47 Acre Corner Commercial Lot

630 West Hwy 50, O'Fallon, Illinois 62269  
St. Clair County

**Terry Johnson**

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### Property Description

This lot is pre-approved for a 12,000 SF retail/office building. The purchaser is required to make certain improvements to Lawn St at the time the building is constructed. A copy of the details as outlined in the city ordinance and is available by request.

**Sale Price: \$512,000**

#### Basic Details

Listing No:	1763
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	1.47 Acre(s)
Min Acres Available:	1.47 Acre(s)
Max Acres Available:	1.47 Acre(s)
Sale Price:	\$512,000
Sale Price Per Sqft:	\$8

#### Property Information

Parcel No:	04-30.0-300-027
Zoning:	B1-P
Zoning By:	O'Fallon
Survey:	Yes
Property Tax:	\$3,544
Tax Year:	2018
Traffic Count:	14,900
Topography:	Level

#### Land Measurements

Total Acres	1.47 Acre(s)
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#### Utility Information

Water Provider:	O'Fallon
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Available:	
Frontage:	220 ft
Depth:	295 ft

Water Provider Location:	On Site
Sewer Provider:	O'Fallon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	AT&T

## Transportation

Interstate:	I-64
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