

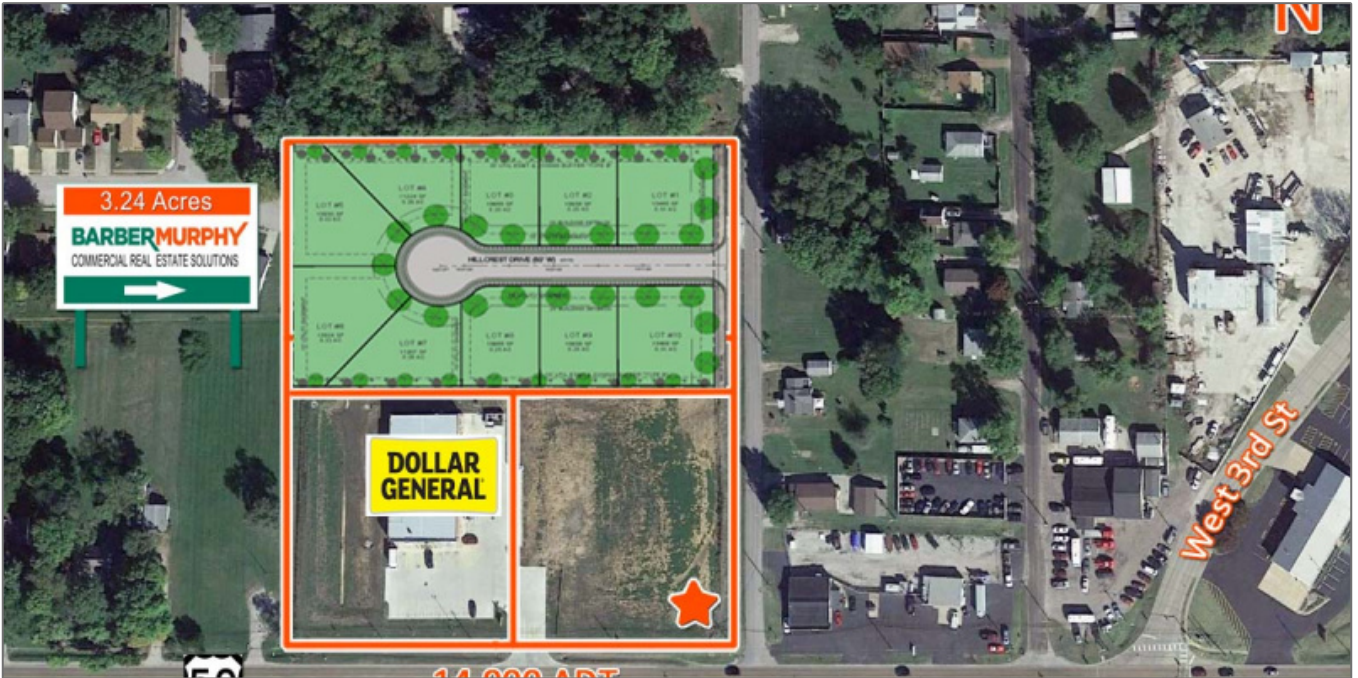
10 Duplex Lots for Sale

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

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Property Description

3.24 Acre Development Site for Sale - Zoned MR-1(p). Approved for 10 Duplex Lots/20 Units. Site is located on Hwy 50 in O'Fallon, IL. All Utilities are at or adjacent to Site. Preliminary engineering completed. Water detention provided.

Sale Price: \$140,000

***An additional 1.47 Acres is also available for Sale - Zoned B1-P**

Basic Details

Listing No:	1763
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Multi-Family/Residential
Lot Size (Acres):	3.24 Acre(s)
Sale Price:	\$140,000
Sale Price Per Sqft:	\$1

Property Information

Parcel No:	04-30.0-300-027
Zoning:	MR-1(P)
Zoning By:	O'Fallon
Survey:	Yes
Property Tax:	\$8,023
Tax Year:	2018
Traffic Count:	14,900
Topography:	Level and Cleared

Land Measurements

Total Acres Available:	3.24 Acre(s)
Min Divisible Acres:	3.24 Acre(s)

Utility Information

Water Provider:	O'Fallon
Water Provider Location:	On Site

Frontage: 300 ft
Depth: 470 ft

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