

0.88 Acre Development Site

36 Dorothy Dr., Troy, Illinois 62294
Madison County

Cathy Hamilton

Phone: 618-980-2284

Email: cathyh@barbermurphy.com

Terry Johnson

Phone: 618-977-8367

Email: terryj@barbermurphy.com



Property Description

Immediately Available for Construction with All Utilities On-Site with Piped Water Detention. Regional and Convenient Accessibility for Clients and Customers with 1/2 mile location to Major Interstate Interchange of I-55, I-270, I-70. Located in a Professional Business Park with other Tenants Consisting of an Assisted Living Center and Daycare Facility.

Sale Price: \$4.35 per SF

Basic Details

Listing No:	766
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.88 Acre(s)
Min Acres Available:	0.88 Acre(s)
Max Acres Available:	0.88 Acre(s)
Sale Price:	\$4.35 per SF

Property Information

Parcel No:	09-2-22-08-00-000-023
Zoning:	C-1
Zoning By:	Troy
Survey:	Yes
Property Tax:	\$3,259
Tax Year:	2016
Traffic Count:	14,000
Topography:	Flat

Land Measurements

Utility Information

Total Acres Available:	0.88 Acre(s)
Min Divisible Acres:	0.88 Acre(s)
Acres:	0.88 Acre(s)
Frontage:	200 ft
Depth:	192 ft

Water Provider:	City of Troy
Water Provider Location:	At Site
Sewer Provider:	City of Troy
Sewer Provider Location:	At Site
Gas Provider:	Ameren IL
Gas Provider Location:	At Site
Electric Provider:	Ameren IL
Electric Provider Location:	At Site

Transportation

Interstate:	I-55/70; I-270
-------------	----------------