

## 2 Acre Commercial Site

Sullivan Drive, Swansea, Illinois 62226  
St. Clair County

### Terry Johnson

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### Property Description

2 Acre Corner Commercial Lot located at the corner of Sullivan Dr. and Whispering Walk Way. All Utilities on Site. Level Land, Zoned Planned Business. Excellent Location between IL Route 161 and Frank Scott Pkwy.

**Sale Price: \$2.00 per SF (\$175,000)**

### Basic Details

Listing No:	1926
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2 Acre(s)
Sale Price:	\$175,000
Sale Price Per Sqft:	\$2
Sale Price Per Acre:	\$87,500

### Property Information

Parcel No:	08-05.0-416-015
Zoning:	PB
Zoning By:	Village of Swansea
Property Tax:	\$31.14
Tax Year:	2019
Traffic Count:	2,150
Topography:	Level

### Land Measurements

Total Acres Available:	2 Acre(s)
Min Divisible Acres:	2 Acre(s)

### Utility Information

Water Provider:	IL American Water
Water Provider Location:	On Site

Acres:	2 Acre(s)
Frontage:	224 ft
Depth:	389 ft

Sewer Provider:	Swansea
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site