

3.81 Acre Redevelopment Site

2620 North Center St, Maryville, Illinois 62062
Madison County

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Property Description

3.81 Acre Redevelopment Site with 508' of Frontage on IL Route 159 (N Center St.) with 2 access points off Route 159. Limited Sites available along Route 159 at Lighted Intersections. High Traffic Area with 20,100 ADT on Route 159 and 13,700 on Vadalabene Dr. 2 Separate Property Owners and Parcels.

Sale Price: \$1,825,000 (\$11.00 per SF Blended Rate)

Basic Details

Listing No:	1900/1997
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.81 Acre(s)
Min Acres Available:	1.42 Acre(s)
Max Acres Available:	3.81 Acre(s)
Sale Price:	\$1,825,000 (\$11.00 per SF)

Property Information

Parcel No:	13-2-21-02-04-404-001;13-1-21-11-00-000-006
Zoning:	B-1 and B-2
Zoning By:	Village of Maryville
Traffic Count:	20,100
Topography:	Level

Land Measurements

Total Acres Available:	3.81 Acre(s)
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Utility Information

Water Provider:	Village of Maryville
Water Provider:	Call Broker

Min Divisible Acres:	1.42 Acre(s)
Frontage:	508 ft
Depth:	414 ft

Location:	
Sewer Provider:	Village of Maryville
Sewer Provider Location:	Call Broker
Gas Provider:	Ameren IL
Gas Provider Location:	Call Broker
Electric Provider:	Ameren IL
Electric Provider Location:	Call Broker

Transportation

Interstate:	I-55/70, I-270
Rail:	No
Barge:	No