

Commercial/Industrial Property

125 N Missouri Ave, Salem, Illinois 62881
Marion County

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Property Description

Business Redevelopment Opportunity with Interstate Visibility

Two Parcels for Sale: Parcel 1 - 3.88 Acres, Parcel 2 - 0.88 Acres - Total Acreage Available 4.76

The 3.88 Acre Site (Parcel 1) has 800' of Frontage along the I-57, Exit 116 Ramp and is Situated at the NE Quadrant of I-57 (19,500 ADT) and U.S. Hwy 50 (West Main St); (17,500 ADT) on the West Side of Salem. Access to Property is off N. Missouri Ave. The Property is Zoned B-4 (Interchange Business), All Utilities are on Site and Located in a TIF District and Enterprise Zone.

The Property was previously Utilized for Manufactured and Modular Home Sales and would be suitable for a wide range of Travel Related Business Uses.

The Property Includes a 6,000 SF Metal, Warehouse/Industrial Building with Overhead Doors in the Rear of the Building, 14'+ Ceiling Height, Clear Span. It Also Includes a 2,240 SF Modular Office.

The 0.88 Acre Site (Parcel 2) is Situated at the Corner of N. Missouri Ave. and Mills Cart Rd., one block North of U.S. Hwy 50, near the I-57 Interchange and is directly across from the 3.88 Acre Site.

The Property is Zoned B-4 (Interchange Business). The Site is Clear and Level with All Utilities and Located in a TIF District and Enterprise Zone.

Property is Suitable for a Wide Range of Business Uses.

Reduced Sale Price: \$600,000

Basic Details

Square Foot Information

Listing No:	2152
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land, Land - Commercial, Land - Industrial, Land - Mixed Use
Lot Size (Acres):	4.76 Acre(s)
Min Acres Available:	0.88 Acre(s)
Max Acres Available:	4.76 Acre(s)
Sale Price:	\$600,000
Sale Price Per Sqft:	\$2.89
Sale Price Per Acre:	\$126,050

Building Total Sqft:	8,240 Sqft.
Total Sqft Available:	8,240 Sqft.
Office:	2,240 Sqft.
Warehouse:	6,000 Sqft.
Min Divisible Sqft:	2,240 Sqft.
Max Contiguous Sqft:	6,000 Sqft.

Property Information

Parcel No:	11-10-000-082; 11-10-000-091
Zoning:	B-4 Interchange Business
Zoning By:	City of Salem
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$10,717
Tax Year:	2018
Traffic Count:	37,000
Topography:	Flat

Land Measurements

Total Acres Available:	4.76 Acre(s)
Min Divisible Acres:	0.88 Acre(s)
Frontage:	800 ft

Utility Information

Water Provider:	City of Salem
Water Provider Location:	On Property
Sewer Provider:	City of Salem
Sewer Provider Location:	On Property
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Property
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Property

Transportation

Interstate:	I-57, Exit 116
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