

## 1.88 Acres for Sale

IL Route 157, Glen Carbon, Illinois 62034  
Madison County

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### Basic Details

Listing No:	2230
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Mixed Use
Min Acres Available:	1.88 Acre(s)
Max Acres Available:	1.88 Acre(s)
Sale Price:	\$11.00 per SF

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street:	IL Route 157

### Property Information

Parcel No:	14-2-15-28-00-000-023
Zoning:	Commercial (in progress)
Zoning By:	Glen Carbon
Complex:	Sunset Park Plaza
Survey:	Yes
Environmental:	Yes
Archaeological:	Yes
Property Tax:	\$82
Tax Year:	2024
Traffic Count:	16,400
Topography:	Flat

### Land Measurements

Total Acres Available:	1.80 Acre(s)
Min Divisible Acres:	1.80 Acre(s)
Acres:	1.80 Acre(s)
Frontage:	160 ft
Depth:	350 ft

## Utility Information

Water Provider:	Village of Glen Carbon
Water Provider Service:	8"
Water Provider Location:	Route 157 Frontage
Sewer Provider:	Village of Glen Carbon
Sewer Provider Service:	8" Gravity Line
Sewer Provider Location:	Along Rear of Property
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site