

## 0.88 Acre Commercial Lot

10425 Lincoln Trail, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 2402   |
| Sale Or Lease:        | For Sale   |
| Property Type(s):     | Land, Land - Commercial, Retail, Retail - Freestanding |
| Building Size (Sqft): | 5,574 Sqft.  |
| Lot Size (Acres):     | 0.88 Acre(s)   |
| Sale Price:           | Contact Broker for Pricing Information                 |

### Address

|                |                  |
|----------------|------------------|
| Country:       | US               |
| State:         | IL               |
| County:        | St. Clair        |
| City:          | Fairview Heights |
| Zipcode:       | 62208            |
| Street Number: | 10425            |
| Street:        | Lincoln Trail    |

### Property Information

|                |                          |
|----------------|--------------------------|
| Parcel No:     | 03-28.0-104-042          |
| Zoning:        | B-3 Highway Business     |
| Zoning By:     | City of Fairview Heights |
| Property Tax:  | \$7,368                  |
| Tax Year:      | 2019                     |
| Traffic Count: | 17,100                   |

### Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.88 Acre(s) |
| Frontage: | 230 ft       |
| Depth:    | 190 ft       |

### Transportation

|             |                |
|-------------|----------------|
| Interstate: | I-64 (Exit 12) |
|-------------|----------------|

