

## 9.87-4.1 Acre Commercial Sites

17th Street, East St. Louis, Illinois 62207  
St. Clair County

**Wayne Barber, Jr. - SIOR**  
Phone: 618-593-4000  
Email: wayne@barbermurphy.com



### Basic Details

Listing No:	2425
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Industrial
Lot Size (Acres):	9.87 Acre(s)
Min Acres Available:	4.10 Acre(s)
Max Acres Available:	9.87 Acre(s)
Sale Price:	\$75,000 - \$58,700
Sale Price Per Sqft:	\$0.23
Sale Price Per Acre:	\$10,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62207
Street Number:	17th
Street Suffix:	Street

### Property Information

Parcel No:	01-24.0-215-003; 02-24.0-307-044; 02-24.0-308-027/028
Zoning:	Commercial
Zoning By:	East St. Louis
Property Tax:	\$2,484
Tax Year:	2021
Traffic Count:	2,400
Topography:	Level

### Land Measurements

Total Acres Available:	9.87 Acre(s)
Min Divisible Acres:	4.10 Acre(s)
Acres:	9.87 Acre(s)

## Utility Information

Water Provider:	IL American
Water Provider Location:	At Site
Sewer Provider:	Metro East
Sewer Provider Location:	At Site
Gas Provider:	Ameren IL
Gas Provider Location:	At Site
Electric Provider:	Ameren IL
Electric Provider Location:	At Site
Telecom Provider:	AT&T

## Transportation

Interstate:	I-55/70/64 (3 Miles)
Barge:	3 Miles
Airport:	7 Miles