

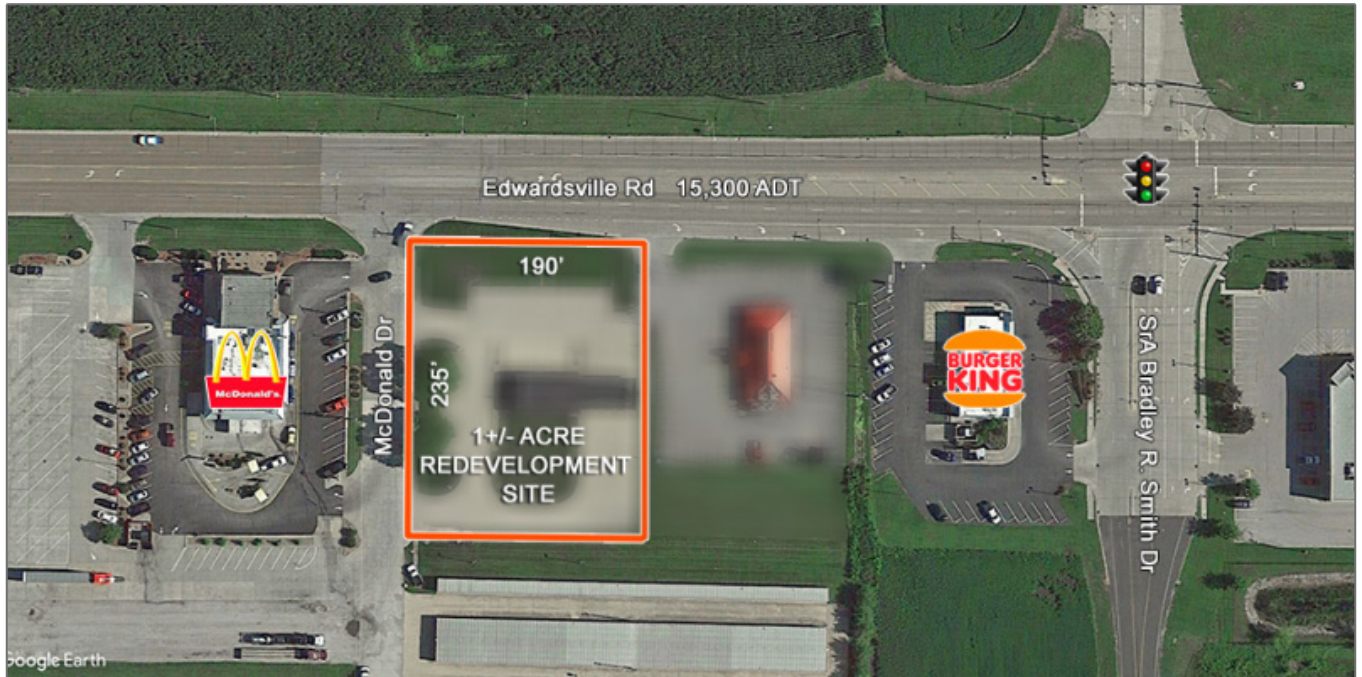
1+/- Acre Redevelopment Site

100 McDonald Dr, Troy, Illinois 62294
Madison County

Collin Fischer - CCIM

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Basic Details

Listing No:	2442
Sale Or Lease:	For Lease
Property Type(s):	Land, Land - Commercial
Min Acres Available:	0.56 Acre(s)
Max Acres Available:	1 Acre(s)
Lease Rate:	\$825,000.00 Per Year

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	100
Street:	McDonald
Street Suffix:	Dr

Property Information

Parcel No:	09-2-22-08-00-000-007
Zoning:	C-3 Hwy Commercial
Zoning By:	Troy
Survey:	Yes
Property Tax:	\$7,201
Tax Year:	2020
Traffic Count:	15,300
Topography:	Flat

Land Measurements

Min Divisible Acres:	0.56 Acre(s)
Acres:	1 Acre(s)
Frontage:	190 ft
Depth:	235 ft

Utility Information

Water Provider:	City of Troy
Water Provider Location:	On Site
Sewer Provider:	City of Troy
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Southwestern
Electric Provider Location:	On Site
Telecom Provider:	Charter
Telecom Provider Location:	On Site

Transportation

Interstate:	I-55/70 (Exit 18)
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