

2.3 Acre Commercial Lot

2545 South State Route 157, Edwardsville, Illinois 62025
Madison County

Collin Fischer - CCIM

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Basic Details

Listing No:	2469
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.31 Acre(s)
Sale Price:	Reduced Price: \$7.50/SF

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	2545
Street:	South State Route 157

Property Information

Parcel No:	14-2-15-28-01-107-001
Zoning:	B-2 Commercial
Zoning By:	Edwardsville
Survey:	Yes
Property Tax:	\$12,367
Tax Year:	2020
Traffic Count:	16,600
Topography:	Flat

Land Measurements

Acres:	2.31 Acre(s)
Frontage:	330 ft
Depth:	300 ft

Utility Information

Water Provider:	City of Edwardsville
Water Provider Location:	On Site

Transportation

Interstate:	I-270
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Sewer Provider:	City of Edwardsville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	Charter