

## 2.84+/- Acre Office/Retail Site

2430 Old Collinsville Rd, Belleville, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	2490
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.84 Acre(s)
Min Acres Available:	2.84 Acre(s)
Max Acres Available:	2.84 Acre(s)
Sale Price:	\$350,000
Sale Price Per Sqft:	\$2.83

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	2430
Street:	Old Collinsville
Street Suffix:	Rd

### Property Information

Parcel No:	08-14.0-103-035; 007 & 005
Zoning:	Hwy Business & SR3
Zoning By:	St. Clair County
Property Tax:	\$3,537.54
Tax Year:	2021
Traffic Count:	14,200
Topography:	Flat

### Land Measurements

Acres:	2.84 Acre(s)
Frontage:	340 ft

# Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Village of Swansea
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site