

## 0.52 Acre Asphalt Commercial Lot

3321 Mississippi Ave, Cahokia Heights, Illinois 62206  
St. Clair County

**John L. Eichenlaub**  
Phone: 618-570-8344  
Email: johne@barbermurphy.com



### Basic Details

Listing No:	2540
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.52 Acre(s)
Min Acres Available:	0.52 Acre(s)
Max Acres Available:	0.52 Acre(s)
Sale Price:	\$65,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	3321
Street:	Mississippi
Street Suffix:	Ave

### Property Information

Parcel No:	01-35.0-102-006
Zoning:	B-2
Zoning By:	Cahokia Heights
TIF:	Yes
Property Tax:	\$1,722
Tax Year:	2020
Traffic Count:	20,100
Topography:	Flat

### Land Measurements

Acres:	0.50 Acre(s)
Frontage:	103 ft
Depth:	228 ft

## Utility Information

Water Provider:	Commonfields Cahokia
Water Provider Location:	Adjoining Site
Sewer Provider:	Cahokia
Sewer Provider Location:	Adjoining Site
Gas Provider:	Ameren IL
Gas Provider Location:	Adjoining Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-64/40, I-55, I-255
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