

7+ Acre Redevelopment Site with Interstate Visibility

1404-1408 West Hwy 50, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

Listing No:	2564
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7.05 Acre(s)
Sale Price:	\$3,200,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1404-1408
Street:	West Hwy 50

Property Information

Parcel No:	03-26.0-200-016 201-008
Zoning:	B-1
Zoning By:	O'Fallon
Property Tax:	\$30,475
Tax Year:	2020
Traffic Count:	80,000
Topography:	Flat

Land Measurements

Acres:	7.05 Acre(s)
Frontage:	350 ft
Depth:	1,000 ft

Utility Information

Water Provider:	O'Fallon
Water Provider Service:	12"
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Service:	12" Gravity
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

Transportation

Interstate:	I-64 (Exit 14)
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