

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

25.3 Acres Industrial Land

2001 & 2050 Broadway, East St. Louis, Illinois 62207
St. Clair County

Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: wayne@barbermurphy.com

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com



Basic Details

Listing No:	2589/2691
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Industrial
Lot Size (Acres):	25.30 Acre(s)
Min Acres Available:	0.52 Acre(s)
Max Acres Available:	15.84 Acre(s)
Sale Price:	\$1,102,068
Sale Price Per Sqft:	\$1
Sale Price Per Acre:	\$43,560

Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62207
Street Number:	2001 & 2050
Street:	Broadway

Property Information

Parcel No:	02-19.0-125-004/005/006 , 02-19.0-126-001, 02-19.0-300-008
Zoning:	Industrial
Zoning By:	St. Clair
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$11,697.78
Tax Year:	2021
Traffic Count:	7,000

Land Measurements

Total Acres Available:	25.30 Acre(s)
Min Divisible Acres:	0.52 Acre(s)
Acres:	15.84 Acre(s)
Frontage:	608 ft
Depth:	831 ft

Topography:

Flat

Utility Information

Water Provider:	IL American Water
Sewer Provider:	Metro East Sanitary District
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL

Transportation

Interstate:	1.44 Miles to I-64
Rail:	Terminal Railroad Adjacent
Barge:	2 Miles
Airport:	15 Miles