

Owner/User Opportunity

4041 Mississippi Ave, Cahokia Heights, Illinois 62206
St. Clair County

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Basic Details

Listing No:	2638
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	3,000 Sqft.
Lot Size (Acres):	0.99 Acre(s)
Sale Price:	\$165,000
Sale Price Per Sqft:	\$55

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	4041
Street:	Mississippi
Street Suffix:	Ave

Property Information

Parcel No:	01-35.0-305-028 & 039
Zoning:	Commercial
Zoning By:	Cahokia Heights
Prior Use:	Medical
Parking:	22
Parking Surface Type:	Asphalt
Property Tax:	\$5,369
Tax Year:	2021
Traffic Count:	14,300

Structural Data

Year Built:	1982
Clearance Min:	10 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	0.99 Acre(s)
Frontage:	269 ft
Depth:	150 ft

Transportation

Interstate:	I-64, I-70
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