

## River Front Land

700 West Broadway, Alton, Illinois 62002  
Madison County

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### Basic Details

Listing No:	2665
Sale Or Lease:	For Lease
Property Type(s):	Land
Lot Size (Acres):	0.68 Acre(s)
Min Acres Available:	0.68 Acre(s)
Max Acres Available:	0.68 Acre(s)
Lease Rate:	\$4,000/Month

### Address

Country:	US
State:	IL
County:	Madison
City:	Alton
Zipcode:	62002
Street Number:	700
Street:	West Broadway

### Property Information

Parcel No:	23-1-07-10-20-401-001, 23-1-07-11-17-301-003
Zoning:	M-2 General Manufacturing
Zoning By:	City of Alton
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$4,789.16
Tax Year:	2021
Traffic Count:	5,700
Topography:	Flat

### Land Measurements

Acres:	0.68 Acre(s)
Frontage:	775 ft
Depth:	240 ft

### Utility Information

### Transportation

Water Provider:	City of Alton
Water Provider Location:	On Site
Sewer Provider:	City of Alton
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

Interstate:	9 Miles to I-255
Rail:	Norfolk Southern
Barge:	Yes
Airport:	20 Miles to Lambert International Airport