

## 1 Acre Investment Property with Pre-Approved Commercial Building Plans

121 South Main St, Shiloh, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2177
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Mixed Use
Sale Price:	\$650,000 Per Sqft

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62269
Street Number:	121
Street:	South Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	8,000 Sqft.
Total Sqft Available:	8,000 Sqft.
Min Divisible Sqft:	1,600 Sqft.
Max Contiguous Sqft:	8,000 Sqft.

### Property Information

Parcel No:	09-05.0-403-018/021
Zoning:	Highway Business
Zoning By:	Village of Shiloh
Prior Use:	New Construction
Property Tax:	\$2,075
Traffic Count:	10,100

## Land Measurements

Acres:	0.95 Acre(s)
Frontage:	264 ft
Depth:	147 ft

## Utility Information

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	O'Fallon
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
Airport:	St. Louis MidAmerica