

## 3+ Acre Commercial Site

7330 Illinois 162, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	2790
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.05 Acre(s)
Sale Price:	\$390,000
Sale Price Per Acre:	\$127,868.85

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	7330
Street:	Illinois 162

### Property Information

Parcel No:	09-1-22-06-00-000-011.00 1, 09-1-22-06-00-000-011.00 2
Zoning:	TBD Troy
Traffic Count:	14,500
Topography:	Flat

### Land Measurements

Acres:	3.05 Acre(s)
Frontage:	270 ft
Depth:	600 ft

### Utility Information

Water Provider:	City Served
Water Provider:	On Site

### Transportation

Interstate:	I-55, I-70, and I-270
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Location:	
Sewer Provider:	Via Easement
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site