

## Commercial Development Site Land For Sale

St. Thomas Rd & West Chain of Rocks Rd, Granite City,  
Illinois 62040  
Madison County

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### Basic Details

Listing No:	1221
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Industrial, Land - Mixed Use
Lot Size (Acres):	7.13 Acre(s)
Min Acres Available:	7.13 Acre(s)
Sale Price:	\$295,000
Sale Price Per Sqft:	\$0.95
Sale Price Per Acre:	\$41,374

### Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street:	St. Thomas Rd & West Chain of Rocks Rd

### Property Information

Parcel No:	18-1-14-29-04-401-053
Zoning:	B-3 Highway Business
Zoning By:	Madison
Prior Use:	Land
Property Tax:	\$8,205.04
Tax Year:	2022

### Land Measurements

Total Acres Available:	7.13 Acre(s)
Frontage:	500 ft
Depth:	624 ft

Traffic Count:	52,400
Topography:	Flat

### Utility Information

Water Provider:	Mitchell Water District
Water Provider Location:	Available
Sewer Provider:	Madison Co. Special Area #1
Sewer Provider Location:	Available
Gas Provider:	Ameren
Gas Provider Location:	Available
Electric Provider:	Ameren
Electric Provider Location:	Available

### Transportation

Interstate:	I-270
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