

Investment Property

2417 Lebanon Ave, Shiloh, Illinois 62221
St. Clair County

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Basic Details

Listing No:	2345
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	5,440 Sqft.
Sale Price:	\$430,000
Sale Price Per Sqft:	\$79.04

Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	2417
Street:	Lebanon
Street Suffix:	Ave

Property Information

Parcel No:	08-12.0-300-013
Zoning:	C-1
Prior Use:	Fitness, Retail, Laundromat
Parking:	19
Parking Surface Type:	Asphalt
Traffic Count:	13,700

Structural Data

Year Built:	1980
Rehab Year:	2016
Class:	C
Clearance Min:	8 ft
Clearance Max:	9 ft
Roof:	Flat
Exterior:	Wood Frame, Stucco
Floors:	1

Land Measurements

Acres:	0.77 Acre(s)
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Utility Information

Water Provider:	IL American Water
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Frontage:	239 ft
Depth:	140 ft

Water Provider	On-Site
Location:	
Sewer Provider:	St. Clair Township
Sewer Provider	On-Site
Location:	
Gas Provider:	Ameren IL
Gas Provider	On-Site
Location:	
Electric Provider:	Ameren IL
Electric Provider	On-Site
Location:	
AMPS:	200
Telecom Provider	Charter/Spectrum
Service:	
Telecom Provider	On-Site
Location:	

Transportation

Interstate:	Near I-64
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