

## 2.85-6.68 AC Commercial Sites For Sale

State route 158 & I-64, O'Fallon, Illinois 62254  
St. Clair County

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### Basic Details

Listing No:	2917
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	6.68 Acre(s)
Min Acres Available:	2.85 Acre(s)
Max Acres Available:	6.68 Acre(s)
Sale Price:	\$501,000
Sale Price Per Sqft:	\$1.72
Sale Price Per Acre:	\$75,000

### Property Information

Parcel No:	04-34.0-100-009
Zoning:	Agricultural
Enterprise Zone:	Yes
Survey:	Yes
Property Tax:	\$190.12
Tax Year:	2022
Traffic Count:	20,900

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62254
Street Number:	State route 158 & I-64

### Land Measurements

Total Acres Available:	6.68 Acre(s)
Min Divisible Acres:	2.85 Acre(s)
Frontage:	862 ft
Depth:	660 ft

Topography: Flat

## Utility Information

Water Provider: IL American

Water Provider Location: On Site

Gas Provider: Ameren IL

Gas Provider Location: On Site

Electric Provider: Ameren IL

Electric Provider Location: On Site

## Transportation

Interstate: I-64, HWY 50

Airport: Mid America St. Louis Airport