

## Building For Sale on 10.22 Acres or Build To Suit

3828 Wanda Road, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	2684
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land, Land - Commercial
Building Size (Sqft):	1,847 Sqft.
Lot Size (Acres):	10.22 Acre(s)
Min Acres Available:	10.22 Acre(s)
Max Acres Available:	10.22 Acre(s)
Sale Price:	\$766,500
Sale Price Per Sqft:	\$1.72
Sale Price Per Acre:	\$75,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	3828
Street:	Wanda
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	1,847 Sqft.
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### Property Information

Parcel No:	14-1-15-18-00-000-007
Zoning:	Commercial
Zoning By:	Madison County
Prior Use:	Nursery
Enterprise Zone:	Yes
Property Tax:	\$2,907

Tax Year:	2023
Traffic Count:	7,400
Topography:	Flat

## Land Measurements

Total Acres Available:	10.22 Acre(s)
Min Divisible Acres:	10.22 Acre(s)
Acres:	10.22 Acre(s)
Frontage:	1,082 ft
Depth:	670 ft

## Utility Information

Water Provider:	North East Central County
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	1/2 Mile away
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255
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