

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

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|-----------------------|-------------------------------------|
| 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 |

Square Foot Information

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|----------------------|-------------|
| Building Total Sqft: | 1,847 Sqft. |
|----------------------|-------------|

Address

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

Property Information

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|------------------|-----------------------|
| 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 |

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

Land Measurements

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|------------------------|---------------|
| 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

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|-----------------------------|---------------------------|
| 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

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|-------------|-------|
| Interstate: | I-255 |
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