

## 12.65 Acres of Commercial Development Land Available for Sale

1635-1643 Sauget Business Blvd, Sauget, Illinois 62206  
St. Clair County

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### Basic Details

Listing No:	2989
Sale Or Lease:	For Sale
Property Type(s):	Land
Lot Size (Acres):	12.65 Acre(s)
Sale Price:	\$826,551
Sale Price Per Acre:	\$65,340

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62206
Street Number:	1635-1643 Sauget Business
Street:	Blvd

### Property Information

Parcel No:	01-36.0-402-004 & 01-36.0-104-005
Zoning:	Industrial
TIF:	Yes
Enterprise Zone:	Yes

### Land Measurements

Acres:	12.65 Acre(s)
Frontage:	726 ft

## Utility Information

Water Provider:	Cahokia Commons
Water Provider Location:	Onsite
Sewer Provider:	American Bottoms
Sewer Provider Location:	Onsite
Gas Provider:	Ameren IL
Gas Provider Location:	Onsite
Electric Provider:	Ameren IL
Electric Provider Location:	Onsite

## Transportation

Interstate:	2 Miles to I-255
Barge:	Nearby
Airport:	1 Mile to STL Downtown Airport