

2.18 Acre Corner Lot

647 N Main St, O'Fallon, Illinois 62269
St. Clair County

Bob Anna - CCIM

Phone: 618-604-0250

Email: boba@barbermurphy.com



Basic Details

Listing No:	1009
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.18 Acre(s)
Sale Price:	\$575,000
Sale Price Per Sqft:	\$6.06
Sale Price Per Acre:	\$263,761

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	647
Street:	N Main
Street Suffix:	St

Property Information

Parcel No:	04-33.0-209-003
Zoning:	B-1
Complex:	O'Fallon Business Park
Property Tax:	\$5,791
Tax Year:	2023
Traffic Count:	13,900
Topography:	Flat

Land Measurements

Acres:	2.18 Acre(s)
Frontage:	427 ft
Depth:	300 ft

Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	On Site

Sewer Provider:	City of O'Fallon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site