

2.1 Acres of Commercial Development Sites Available for Sale

1250 East Chain of Rocks Rd, Pontoon Beach, Illinois 62040
Madison County

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Basic Details

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|----------------------|--------------|
| Listing No: | 3022 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land |
| Lot Size (Acres): | 2.18 Acre(s) |
| Sale Price: | \$645,000 |
| Sale Price Per Sqft: | \$6.79 |
| Sale Price Per Acre: | \$295,872 |

Address

| | |
|----------------|---------------------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Pontoon Beach |
| Zipcode: | 62040 |
| Street Number: | 1250 |
| Street: | East Chain of Rocks |
| Street Suffix: | Rd |

Property Information

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|----------------|--------------------------|
| Parcel No: | 18-1-14-35-00-000-004.00 |
| | 1 |
| Zoning: | B-2 |
| Property Tax: | \$13,069 |
| Tax Year: | 2023 |
| Traffic Count: | 13,000 |

Land Measurements

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|-----------|--------------|
| Acres: | 2.18 Acre(s) |
| Frontage: | 250 ft |
| Depth: | 350 ft |

Utility Information

Transportation

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|-----------------------------|-------------------|
| Water Provider: | Pontoon Beach |
| Water Provider Location: | Chain of Rocks |
| Sewer Provider: | Madison County SS |
| Sewer Provider Location: | Chain of Rocks |
| Gas Provider: | Ameren |
| Gas Provider Location: | Chain of Rocks |
| Electric Provider: | Ameren |
| Electric Provider Location: | On Site |

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|-------------|----------------------------|
| Interstate: | i-270 |
| Airport: | St. Louis Downtown Airport |