

2.1 Acres of Commercial Development Sites Available for Sale

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

Collin Fischer - SIOR, CCIM
Phone: 618-420-2376
Email: collinf@barbermurphy.com



Basic Details

Listing No:	3022
Sale Or Lease:	For Sale
Property Type(s):	Land
Lot Size (Acres):	2.18 Acre(s)
Sale Price:	\$599,000
Sale Price Per Sqft:	\$6.31
Sale Price Per Acre:	\$274,771

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

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

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

Utility Information

Transportation

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

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