

## 9.59 Acre Commercial Development Site

6701 Godfrey Rd, Godfrey, Illinois 62035  
Madison County

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### Basic Details

Listing No:	1359
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	9.59 Acre(s)
Max Acres Available:	9.59 Acre(s)
Sale Price:	\$2,000,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Godfrey
Zipcode:	62035
Street Number:	6701
Street:	Godfrey
Street Suffix:	Rd

### Property Information

Parcel No:	24-1-01-14-00-000-014
Zoning:	Residential Farm*
Zoning By:	Godfrey
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$129.76
Tax Year:	2019
Traffic Count:	15,800
Topography:	Flat

### Land Measurements

Total Acres Available:	9.59 Acre(s)
Frontage:	344 ft
Depth:	1,367 ft

## Utility Information

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	Godfrey
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255, Exit 20
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