



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 2.83 Acres Available for Sale

1800 South Morrison Ave, Collinsville, Illinois 62234  
St. Clair County

### Mike Durbin

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### Basic Details

|                      |                                     |
|----------------------|-------------------------------------|
| Listing No:          | 3129                                |
| Sale Or Lease:       | For Sale                            |
| Property Type(s):    | Land - Commercial, Land - Mixed Use |
| Lot Size (Acres):    | 2.83 Acre(s)                        |
| Min Acres Available: | 2.83 Acre(s)                        |
| Max Acres Available: | 2.83 Acre(s)                        |
| Sale Price:          | \$175,000                           |
| Sale Price Per Sqft: | \$1.42                              |
| Sale Price Per Acre: | \$61,837                            |

### Address

|                |                |
|----------------|----------------|
| Country:       | US             |
| State:         | IL             |
| County:        | St. Clair      |
| City:          | Collinsville   |
| Zipcode:       | 62234          |
| Street Number: | 1800           |
| Street:        | South Morrison |
| Street Suffix: | Ave            |

### Property Information

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parcel No:     | 03-04.0-205-005;004;003;002;001;<br>03-04.0-204-056;055;008;007;014 |
| Zoning:        | BP-2- Business Park District                                        |
| Property Tax:  | \$889.22                                                            |
| Tax Year:      | 2024                                                                |
| Traffic Count: | 16,300                                                              |
| Topography:    | Slight rolling hill; partially wooded                               |

### Land Measurements

|                        |              |
|------------------------|--------------|
| Total Acres Available: | 2.83 Acre(s) |
| Min Divisible Acres:   | 2.83 Acre(s) |
| Frontage:              | 891 ft       |
| Depth:                 | 222 ft       |

# Utility Information

|                             |                      |
|-----------------------------|----------------------|
| Water Provider:             | City of Collinsville |
| Water Provider Location:    | At Site              |
| Sewer Provider:             | City of Collinsville |
| Sewer Provider Location:    | At Site              |
| Gas Provider:               | Ameren               |
| Gas Provider Location:      | At Site              |
| Electric Provider:          | Ameren               |
| Electric Provider Location: | At Site              |