

3.45 Acres of Industrial Zoned Land

Water St, Cahokia Heights, Illinois 62206
St. Clair County

Cole . Hensel

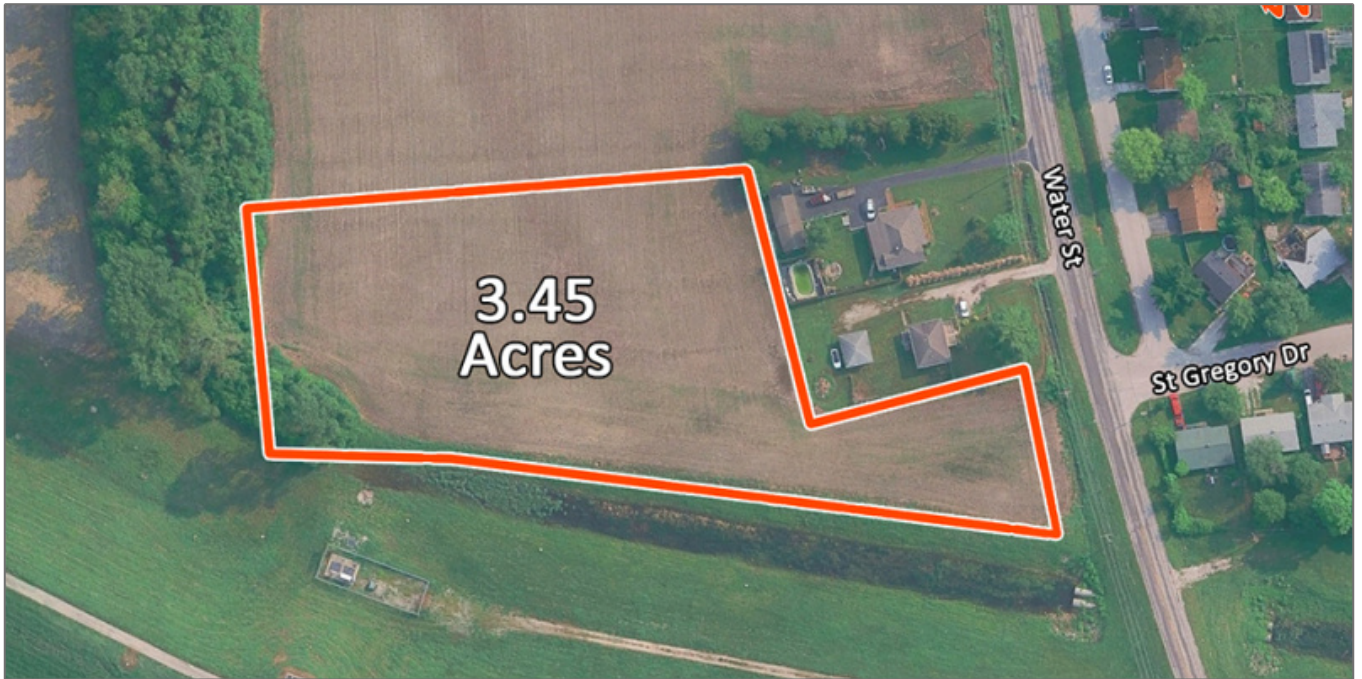
Phone: 618-606-2646

Email: coleh@barbermurphy.com

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com



Basic Details

Listing No:	3162
Sale Or Lease:	For Sale
Property Type(s):	Land - Industrial
Lot Size (Acres):	3.45 Acre(s)
Sale Price:	\$75,000
Sale Price Per Acre:	\$21,739

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street:	Water
Street Suffix:	St

Property Information

Parcel No:	06-09.0-200-009
Zoning:	Industrial
Survey:	Yes
Tax Year:	2024
Topography:	Flat

Land Measurements

Total Acres Available:	3.45 Acre(s)
Min Divisible Acres:	3.45 Acre(s)
Frontage:	150 ft
Depth:	723 ft

Utility Information

Water Provider:	Commonfields Cahokia
Water Provider Location:	Adjacent
Sewer Provider:	Cahokia

Transportation

Interstate:	IL Rte 3, I-55 with connections to I-64 & I-70, &
Airport:	IL Rte 3, I-55 with

Sewer Provider Location:	Adjacent
Gas Provider:	Ameren IL
Gas Provider Location:	Adjacent
Electric Provider:	Ameren IL
Electric Provider Location:	Adjacent

connections to I-64 & I-70,
&