

## 3,612 SF Mixed-Use Building

100 E Main St, Mascoutah, Illinois 62258  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	3179
Sale Or Lease:	For Sale
Property Type(s):	Multi-Family, Office
Building Size (Sqft):	3,612 Sqft.
Lot Size (Acres):	0.08 Acre(s)
Sale Price:	\$150,000
Sale Price Per Sqft:	\$41.53

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Mascoutah
Zipcode:	62258
Street Number:	100
Street:	E Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	3,612 Sqft.
Min Divisible Sqft:	3,612 Sqft.
Max Contiguous Sqft:	3,612 Sqft.

### Property Information

Parcel No:	10-32.0-145-001
Zoning:	DC - Downtown Commercial
Prior Use:	Office/Retail/Apartment
TIF:	Yes
Enterprise Zone:	Yes
Parking:	4
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	4,550

## Structural Data

Year Built:	1900
Rehab Year:	2025
Clearance Min:	8 ft
Clearance Max:	12 ft
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	0.08 Acre(s)
Frontage:	50 ft
Depth:	100 ft

## Utility Information

Water Provider:	City of Mascoutah
Sewer Provider:	City of Mascoutah
Gas Provider:	Ameren
Electric Provider:	City of Mascoutah