

5.8 Acre Commercial Lot

1411 Vaughn Rd, Wood River, Illinois 62095
Madison County

Collin Fischer - SIOR, CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com



Basic Details

Listing No:	3265
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	5.80 Acre(s)
Min Acres Available:	0.75 Acre(s)
Max Acres Available:	5.80 Acre(s)
Sale Price:	\$997,960

Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street Number:	1411
Street:	Vaughn
Street Suffix:	Rd

Property Information

Parcel No:	19-2-08-23-00-000-049
Zoning:	B-3
Enterprise Zone:	Yes
Survey:	Yes
Traffic Count:	8,250
Topography:	Flat

Land Measurements

Total Acres	5.80 Acre(s)
Available:	
Min Divisible Acres:	0.75 Acre(s)
Frontage:	550 ft
Depth:	455 ft

Utility Information

Water Provider:	Wood River
Water Provider Location:	Site
Sewer Provider:	Wood River

Transportation

Interstate:	I-255
Airport:	St. Louis Regional

Sewer Provider Location:	Site
Gas Provider:	Ameren
Gas Provider Location:	Site
Electric Provider:	Ameren
Electric Provider Location:	Site