

## 2.09 Acre Redevelopment Site on IL Route 159

5305-5315 North Illinois, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	1474
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.09 Acre(s)
Min Acres Available:	2.09 Acre(s)
Sale Price:	\$400,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5305-5315
Street:	North Illinois

### Property Information

Parcel No:	03-33.0-210-020,021,024, 03-33.0-212-028
Zoning:	Commercial
Zoning By:	Fairview Heights
Survey:	Yes
Property Tax:	\$8,593
Tax Year:	2017
Traffic Count:	25,600
Topography:	Level

### Land Measurements

Total Acres Available:	2.18 Acre(s)
Min Divisible Acres:	2.18 Acre(s)
Acres:	2.18 Acre(s)
Frontage:	382 ft
Depth:	250 ft

## Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	AT&T
Telecom Provider Location:	On Site

## Transportation

Interstate:	I-64
Airport:	MidAmerica STL