

## 7.4 Acre Commercial Development Site

North Ruby Ln, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	1564
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7.40 Acre(s)
Min Acres Available:	7.40 Acre(s)
Sale Price:	\$20,000 per Acre
Sale Price Per Sqft:	\$0.46
Sale Price Per Acre:	\$20,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street:	North Ruby
Street Suffix:	Ln

### Property Information

Parcel No:	03-28.0-106-009
Zoning:	PB
Zoning By:	Fairview Heights
Property Tax:	\$692
Tax Year:	2022
Traffic Count:	5,200
Topography:	Flat/Gentle Slope

### Utility Information

Water Provider:	IL American Water
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

## Transportation

Interstate:	I-64 - Exit 12
Airport:	St. Louis MidAmerica