

## 5.0 Acre Commercial Development Site

120-142 St. Ellen Mine Rd, O'Fallon, Illinois 62269  
St. Clair County

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### Basic Details

Listing No:	1638
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	5 Acre(s)
Min Acres Available:	0.75 Acre(s)
Max Acres Available:	5 Acre(s)
Sale Price:	\$150,000 per Acre

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	120-142
Street:	St. Ellen Mine
Street Suffix:	Rd

### Property Information

Parcel No:	03-26.0-414-002/400-062
Zoning:	B-1
Zoning By:	City of O'Fallon
Property Tax:	\$6,646
Tax Year:	2019
Traffic Count:	21,000
Topography:	Flat

### Land Measurements

Total Acres Available:	5 Acre(s)
Min Divisible Acres:	0.75 Acre(s)
Frontage:	960 ft
Depth:	220 ft

### Utility Information

### Transportation

Water Provider:	IL American Water
Water Provider Location:	At Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	At Site
Gas Provider:	Ameren IL
Gas Provider Location:	At Site
Electric Provider:	Ameren IL
Electric Provider Location:	At Site

Interstate:	I-64; Exit 14 (0.5 miles)
Airport:	MidAmerica St. Louis