

## 2.82 +/- Acre Corner Lot

156 Frank Scott Parkway East, Swansea, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	1872
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.82 Acre(s)
Sale Price:	\$600,000
Sale Price Per Sqft:	\$4.88
Sale Price Per Acre:	\$212,766

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	156
Street:	Frank Scott Parkway East

### Property Information

Parcel No:	08-03.0-100-023
Zoning:	HB - Highway Business
Zoning By:	Village of Swansea
Property Tax:	\$938.22
Tax Year:	2016
Traffic Count:	17,400
Topography:	Flat

### Land Measurements

Total Acres Available:	2.82 Acre(s)
Min Divisible Acres:	2.82 Acre(s)
Acres:	2.82 Acre(s)
Frontage:	170 ft
Depth:	577.53 ft

### Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Village of Swansea

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