

## 6.6 Acre Heavy Commercial Site

5915 Maroons Blvd, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

|                      |                         |
|----------------------|-------------------------|
| Listing No:          | 1927                    |
| Sale Or Lease:       | For Sale                |
| Property Type(s):    | Land, Land - Commercial |
| Lot Size (Acres):    | 6.60 Acre(s)            |
| Sale Price:          | \$3.00 per SF           |
| Sale Price Per Sqft: | \$3                     |
| Sale Price Per Acre: | \$130.68                |

### Address

|                |            |
|----------------|------------|
| Country:       | US         |
| State:         | IL         |
| County:        | St. Clair  |
| City:          | Belleville |
| Zipcode:       | 62223      |
| Street Number: | 5915       |
| Street:        | Maroons    |
| Street Suffix: | Blvd       |

### Property Information

|                |                      |
|----------------|----------------------|
| Parcel No:     | 07-24.0-400-009      |
| Zoning:        | C-2 Heavy Commercial |
| Zoning By:     | City of Belleville   |
| Property Tax:  | \$119.44             |
| Tax Year:      | 2017                 |
| Traffic Count: | 8,500                |
| Topography:    | Flat                 |

### Land Measurements

|                        |              |
|------------------------|--------------|
| Total Acres Available: | 6.60 Acre(s) |
| Min Divisible Acres:   | 1 Acre(s)    |
| Acres:                 | 6.60 Acre(s) |
| Frontage:              | 784 ft       |
| Depth:                 | 373 ft       |

### Utility Information

### Transportation

Water Provider: IL American Water

Interstate:

I-255

Water Provider Location: On Site

Sewer Provider: Belleville

Sewer Provider Location: On Site

Gas Provider: Ameren IL

Gas Provider Location: On Site

Electric Provider: Ameren IL

Electric Provider Location: On Site