

## Former Car Wash for Sale / Excellent Redevelopment Opportunity

1302 Camp Jackson Rd, Cahokia Heights, Illinois 62206  
St. Clair County

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### Basic Details

Listing No:	1884
Sale Or Lease:	For Sale
Property Type(s):	Investment, Retail, Retail - Vehicle Related, Special Purpose, Special Purpose - Car Wash
Building Size (Sqft):	1,638 Sqft.
Lot Size (Acres):	0.28 Acre(s)
Total Sqft Available:	1,638 Sqft.
Sale Price:	\$56,000
Sale Price Per Sqft:	\$48.22

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	1302
Street:	Camp Jackson
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	1,638 Sqft.
Total Sqft Available:	1,638 Sqft.
Retail:	1,638 Sqft.
Min Divisible Sqft:	1,638 Sqft.
Max Contiguous Sqft:	1,638 Sqft.

### Property Information

Parcel No:	06-11.0-201-033
Zoning:	Commercial Business
Zoning By:	Cahokia
Prior Use:	Car Wash
Property Tax:	\$5,718.64

Tax Year:	2021
Traffic Count:	12,600

## Structural Data

Year Built:	1990
Clearance Min:	10 ft
Clearance Max:	14 ft
Roof:	Flat
Exterior:	Brick Block
Sprinklers:	Yes
Floors:	1
Floor Drains:	Yes

## Land Measurements

Acres:	0.28 Acre(s)
Frontage:	104 ft
Depth:	118 ft

## Transportation

Interstate:	I-255
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