

2.9 Acre Retail Development Site

IL Route 4, Mascoutah, Illinois 62258
St. Clair County

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Basic Details

Listing No:	442
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.91 Acre(s)
Max Acres Available:	2.91 Acre(s)
Sale Price:	\$2.50 per SF

Address

Country:	US
State:	IL
County:	St. Clair
City:	Mascoutah
Zipcode:	62258
Street:	IL Route 4

Property Information

Parcel No:	10-29.0-312-031
Zoning:	Commercial
Zoning By:	Mascoutah
Enterprise Zone:	Yes
Property Tax:	\$95
Tax Year:	2020
Traffic Count:	7,400
Topography:	Level

Land Measurements

Total Acres Available:	2.91 Acre(s)
Frontage:	510 ft
Depth:	250 ft

Utility Information

Water Provider:	Mascoutah
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Transportation

Interstate:	I-64
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Water Provider	On Site
Location:	
Sewer Provider:	Mascoutah
Sewer Provider	On Site
Location:	
Gas Provider:	Ameren IL
Gas Provider	On Site
Location:	
Electric Provider:	Ameren IL
Electric Provider	On Site
Location:	

Rail:	N/A
Barge:	N/A
Airport:	MidAmerica St. Louis