

## 2 Commercial Development Sites For Sale

320 East Highway 40, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	530
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.40 Acre(s)
Min Acres Available:	1.35 Acre(s)
Max Acres Available:	2.05 Acre(s)
Sale Price:	\$3.00 per SF

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	320
Street:	East Highway 40

### Property Information

Parcel No:	09-2-22-09-20-402-031 ; 09-1-22-09-20-402-007.00 1
Zoning:	C-3, Highway Commercial
Zoning By:	Troy
Property Tax:	\$3,696.12
Tax Year:	2017
Topography:	Flat

### Land Measurements

Total Acres Available:	3.40 Acre(s)
Min Divisible Acres:	1.35 Acre(s)
Acres:	3.40 Acre(s)

## Utility Information

Water Provider:	City of Troy
Water Provider Location:	At Site
Sewer Provider:	City of Troy
Sewer Provider Location:	At Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	At Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	At Site

## Transportation

Interstate:	I-55/70
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