



FOR SALE

0.72 ACRES AVAILABLE BELLEVILLE, IL

Key Features

- Parcel size: 31,363 sqft /0.72 Acres
- 13,000 CPD
- Close proximity to IL Route 15, fast food restaurants, Belleville Fair Grounds and C Stores.

Property Highlights

- Use: the property is undeveloped excess land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat
- **Site may be restricted against uses competitive with C -Store/Fuel**

Tax Parcel ID	2024 RE Tax	Zoning	Asking Price
08 -27.0 -311022	\$7,216	C-2	Contact Broker

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

Mike Durbin
Broker Associate
618-277-4400
miked@barbermurphy.com

**CUSHMAN &
WAKEFIELD**

James Lewis
Sr. Manager
+1314 391 2757
James.lewis@cushwake.com

cushmanwakefield.com