# For Sale > 9.87 – 4.1 Acres and 22,500 SF Building

## 17<sup>th</sup> Street and Brady Ave., East St. Louis IL 62207



### **BARBERMURPHY** COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618,277,4400 barbermurphy.com

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# **Property Summary**

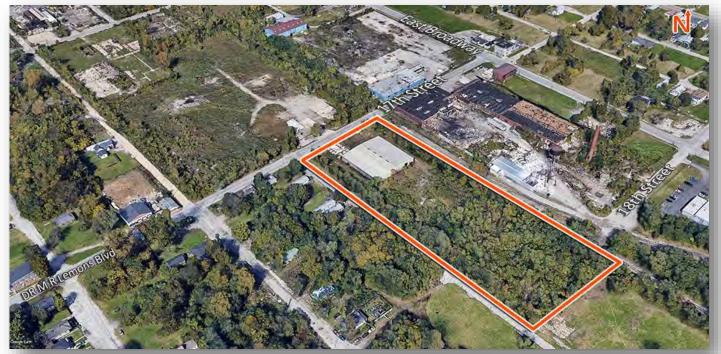
2 Sites Available

- ➢ Site 1 − 4.10 Acres W/ 22,500 SF Building Shell \$71,000
- Site 2 5.77 Acres \$58,700

All Utilities at Site ; Close to Interstates, Barge and Rail



# AREA MAPS



<u>Site 1</u> 4.10 Acres 22,500 SF Building For Sale \$71,000 Contact broker for lease pricing

## <u>Site 2</u> 5.77 Acres - \$58,700





### BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:	2425	Total Acres Available:
Land		Min Divisible Acres:
		LAND MEASUREMEN
Commercial Dev. Sites		Acres: Frontage:
		Depth:
17th Street and Brady Ave.		

East St. Louis, IL 62207

### SALE INFORMATION:

For Sale:	Yes
Sale Price:	\$58,700- \$75,000
Sale Price/Acre:	\$10,000
Sale Price/SF:	\$0.23

LEASE INFORMATION:	
For Lease:	Contact
Lease Rate:	Broker
Lease Term:	

### **Comments**

2 Sites Available For Sale:

(2) 4.10 Acres, Incl. 22,500 SF Bldg. at \$71,000 Also available for lease: Contact Broker (Parcel # 01-24.0-215-003)

(2)5.77 Acres at \$58,700 (Parcel #s: 02-19.0-307-044, 03-19.0-307-027, 02-19.0-307-028)

Total Acres Available:	9.87
Min Divisible Acres:	4.10

LAND MEASUREMENTS:	
Acres:	9.87
Frontage:	Varies FT
Depth:	Varies FT
Subdivide Site:	Yes

TRANSPORTATION :	
Interstate:	I-55/70/64 (3 Miles)
Rail:	
Barge:	3 Miles
Airport:	7 Miles



PROPERTY I	NFORMATION:					
Parcel No:	*See comments		TIF:	Yes	Property Tax:	\$2,484.00
County:	St. Clair		Enterprise Zone:	Yes	Tax Year:	2021
Zoning:	Commercial		Survey:	No		
Zoning By:	East St. Louis		Environmental:	Yes	Traffic Count:	2,400
Complex:			Archaeological:	No	Topography:	Level
UTILITY INFO	ORMATION					
Water Provider:	:	IL American	Service:	L	ocation:	At Site
Sewer Provider		Metro East	Service:	L	ocation:	At Site
Gas Provider:		Ameren IL	Service:	L	ocation:	At Site
Electric Provide	er:	Ameren IL	Service:	L	ocation:	At Site
Telecom Provid	der:	AT&T	Service:	L	ocation:	

#### Listing Broker(s)

Wayne Barber, Jr. SIOR Office: (618)277-4400 Wayne@barbermurphy.com Cell: (618)593-4000

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