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

17th 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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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





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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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