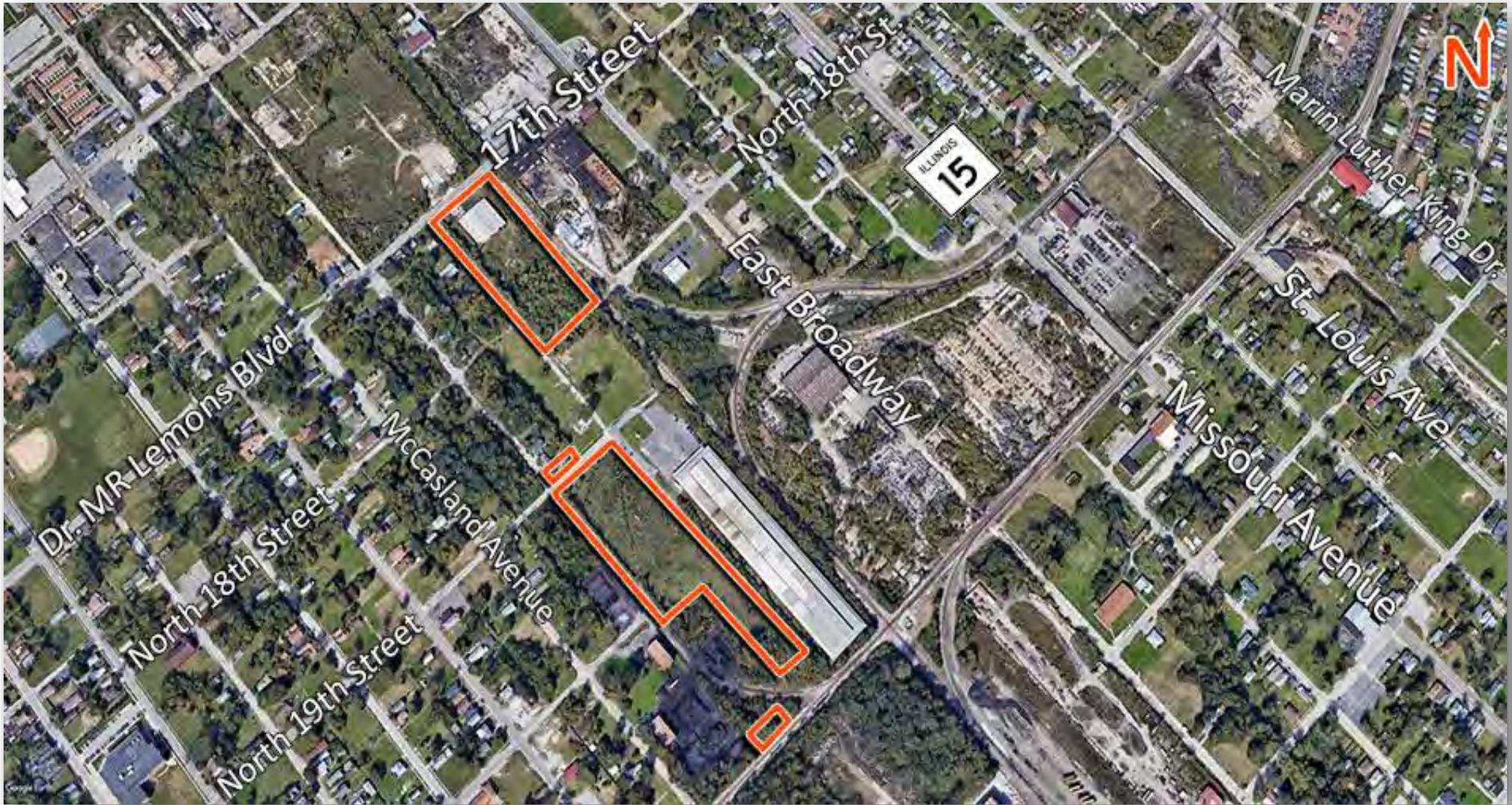


For Sale > 9.87 – 4.1 Acres and 22,500 SF Building

17th Street and Brady Ave., East St. Louis IL 62207

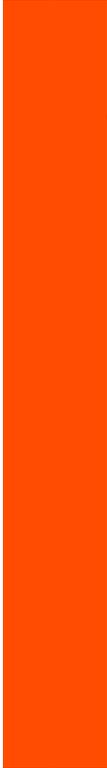


BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Wayne Barber Jr. – SIOR
C: 618.593.4000
Wayne@barbermurphy.com





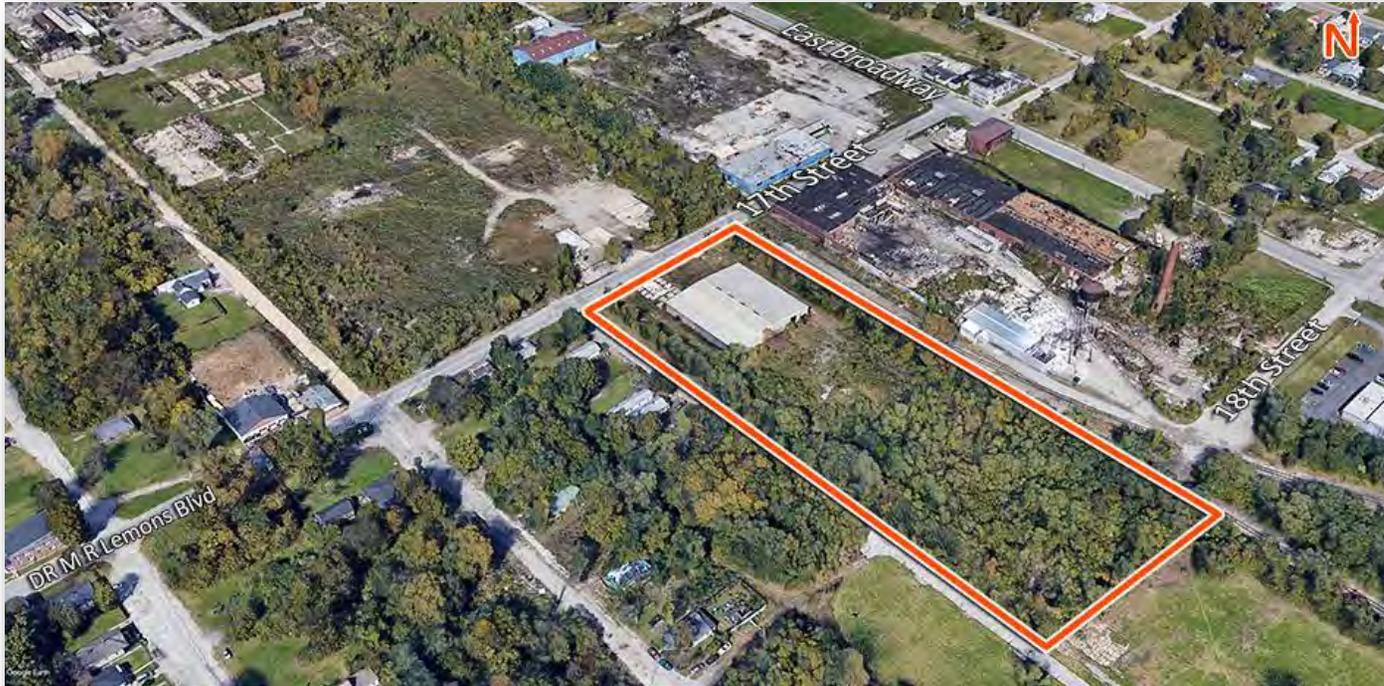
Property Summary

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



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



Site 2
5.77 Acres - \$58,700

Listing No: 2425

Land

Commercial Dev. Sites

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 Broker
Lease Rate:
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 INFORMATION:

Parcel No: *See comments
County: St. Clair
Zoning: Commercial
Zoning By: East St. Louis
Complex:

TIF: Yes **Property Tax:** \$2,484.00
Enterprise Zone: Yes **Tax Year:** 2021
Survey: No
Environmental: Yes **Traffic Count:** 2,400
Archaeological: No **Topography:** Level

UTILITY INFORMATION

Water Provider: IL American
Sewer Provider: Metro East
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider: AT&T

Service: **Location:** At Site
Service: **Location:** At Site
Service: **Location:** At Site
Service: **Location:** At Site

Listing Broker(s)

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 Wayne@barbermurphy.com
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