Redevelopment Site for Sale/Lease

100 McDonald Dr., Troy, IL 62294



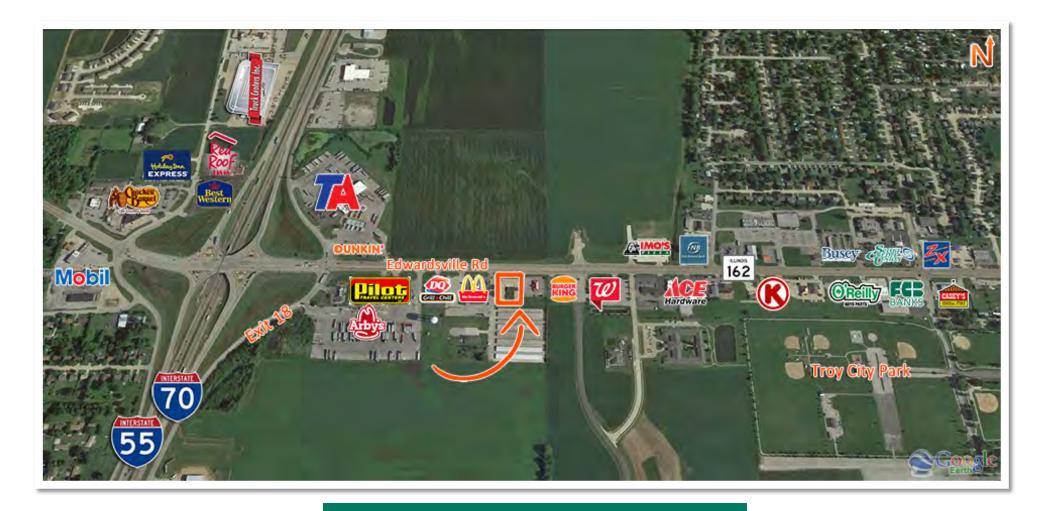


COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Collin Fischer – CCIM C: 618.420.2376 CollinF@barbermurphy.com









PROPERTY SUMMARY

1+/- Acre Retail Redevelopment Site on IL Route 162 & McDonald Dr. Former Banking Facility & Pizza Hut on Site. Zoned C-3 – Hwy Commercial. Total Site is 190'x235'.

SALE PRICE: \$825,000 LEASE RATE: Negotiable



Listing No:

Land

100 McDonald Dr Troy, IL 62294

SALE INFORMATION:

Yes For Sale: \$825,000 Sale Price:

Sale Price/Acre: Sale Price/SF:

LEASE INFORMATION:

Yes For Lease: Negotiable Lease Rate:

Lease Term:

Comments

For Sale or Land Lease.

Total Acres Available: 1+/-

Min Divisible Acres:

LAND MEASUREMENTS:

Acres: 1.46 190 FT Frontage: Depth: 235 FT **Subdivide Site:** No

TRANSPORTATION:

Interstate: 1-55/70

Rail: Barge: Airport:



PROPERTY INFORMATION:

Parcel No: 09-2-22-08-00-000-007 TIF: **Property Tax:** \$7,201.00 No Tax Year: 2020

County: Madison **Enterprise Zone:**

C-3 Hwy Commercial Yes Zoning: Survey:

Zoning By: Troy **Environmental:** No **Traffic Count:** 15300 **Troy Junction** No Flat Complex: Archaeological: **Topography:**

UTILITY INFORMATION

Water Provider: City of Troy Service: Location: Site Sewer Provider: City of Troy Service: Location: Site Gas Provider: Ameren Service: Location: Site Site **Electric Provider:** Southwestern Service: Location: **Telecom Provider:** Charter Service: Location: Site

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

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