

5 Acres > Zoned Light Industrial

1525 Herbert St., Mt. Vernon, IL 62864



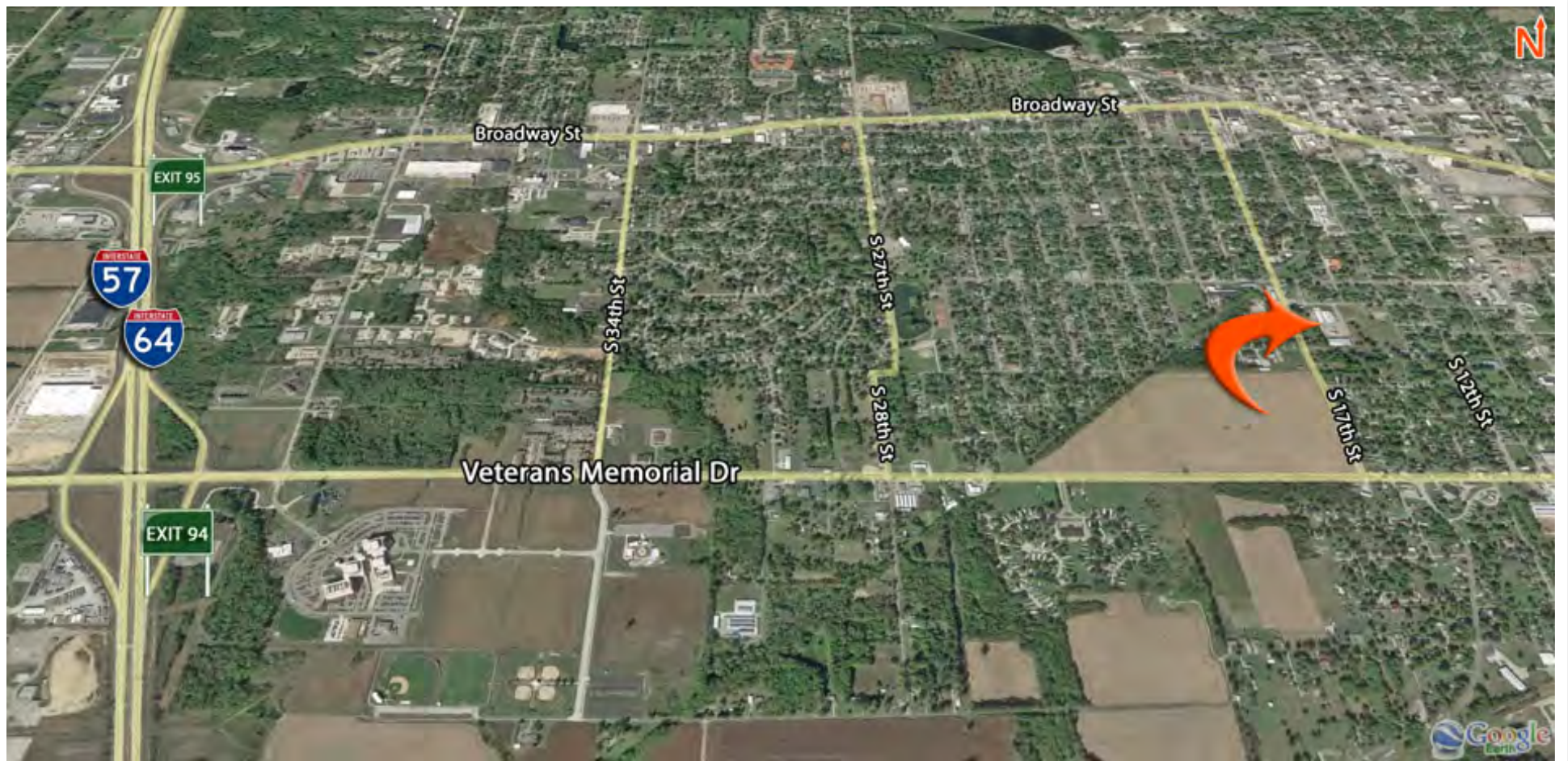
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



PROPERTY SUMMARY

- 5 Acres – Flat Topography
- All Utilities Available
- Partially Improved Lot
- Zoned Light Industrial

SALE PRICE: \$100,000

Listing No: 2466

Total Acres Available: 5.00
Min Divisible Acres: 5.00

Land

Industrial Land

1525 Herbert
 Mt. Vernon, IL 62864

LAND MEASUREMENTS:

Acres: 5.00
Frontage: 420' FT
Depth: 558' FT
Subdivide Site: No

TRANSPORTATION :

Interstate: 2.5 Miles to I-57
Rail: N/A
Barge: N/A
Airport: 3.5 Miles to Mt Vernon Municipal Airport



SALE INFORMATION:

For Sale: Yes
Sale Price: \$100,000
Sale Price/Acre: \$20,000
Sale Price/SF: \$0.50

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 07-31-432-010	TIF: No	Property Tax: \$1,080.00
County: Jefferson	Enterprise Zone: No	Tax Year: 2021
Zoning: Light Industrial	Survey: No	
Zoning By: Mt. Vernon	Environmental: No	Traffic Count: N/A
Complex:	Archaeological: No	Topography: Flat

Comments

Flat Partially Improved
 All Utilities Available On Site
 Zoned Light Industrial

UTILITY INFORMATION

Water Provider: Mt Vernon	Service:	Location: On Site
Sewer Provider: Mt. Vernon	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren Illinois	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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