

2.3 Acre Commercial Lot for Sale

2545 S State Route 157, Edwardsville, IL 62025



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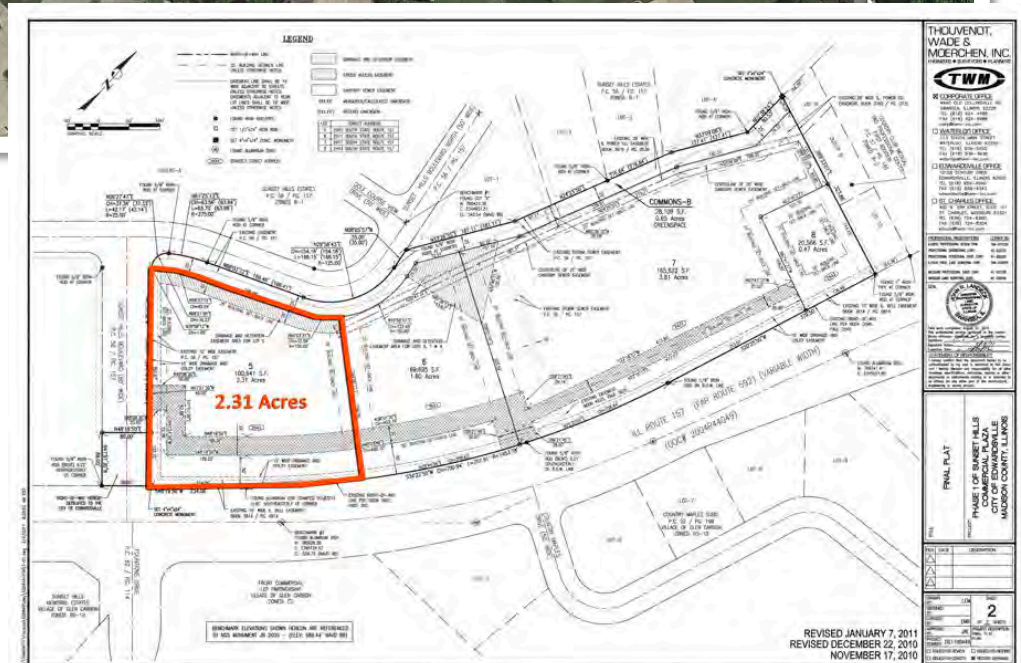


Google Earth

PROPERTY SUMMARY

2.3 Acres fronting IL-Route 157 with 330' of Frontage. Located in a high traffic area approaching 20,000 ADT. Adjacent to established Entertainment & Hospitality businesses including Sunset Hills Country Club, Edison's Entertainment Complex and Altitude Trampoline Park.

REDUCED SALE PRICE: \$7.50 per SF



Listing No: 2469

Total Acres Available: 2.31
Min Divisible Acres: 2.31

Land

Sunset Hills Commercial Plaza
 2545 State Route 157
 Edwardsville, IL 62025

LAND MEASUREMENTS:

Acres: 2.31
Frontage: 330 FT
Depth: 300 FT
Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$7.50

TRANSPORTATION :

Interstate: I-270
Rail:
Barge:
Airport:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Developed commercial lot at Sunset Hills Commercial Plaza. Zoned B-2. Located next to Hotshots Sports Bar & Grill, Altitude Trampoline Park, Edison's Entertainment Complex, Edley's BBQ and Sunset Hills Country Club



PROPERTY INFORMATION:

Parcel No: 14-2-15-28-01-107-001	TIF: No	Property Tax: \$12,367.00
County: Madison	Enterprise Zone: No	Tax Year: 2020
Zoning: B-2 Commercial	Survey: Yes	
Zoning By: Edwardsville	Environmental: No	Traffic Count: 16600
Complex: Sunset Hills Commercial Plaza	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of Edwardsville	Service:	Location: At Site
Sewer Provider: City of Edwardsville	Service:	Location: At Site
Gas Provider: Ameren	Service:	Location: At Site
Electric Provider: Ameren	Service:	Location: At Site
Telecom Provider: Charter	Service:	Location:

Listing Broker(s)

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