

2.84+/- Acres for Sale

2430 Old Collinsville Rd., Belleville, IL 62226



BARBERMURPHY

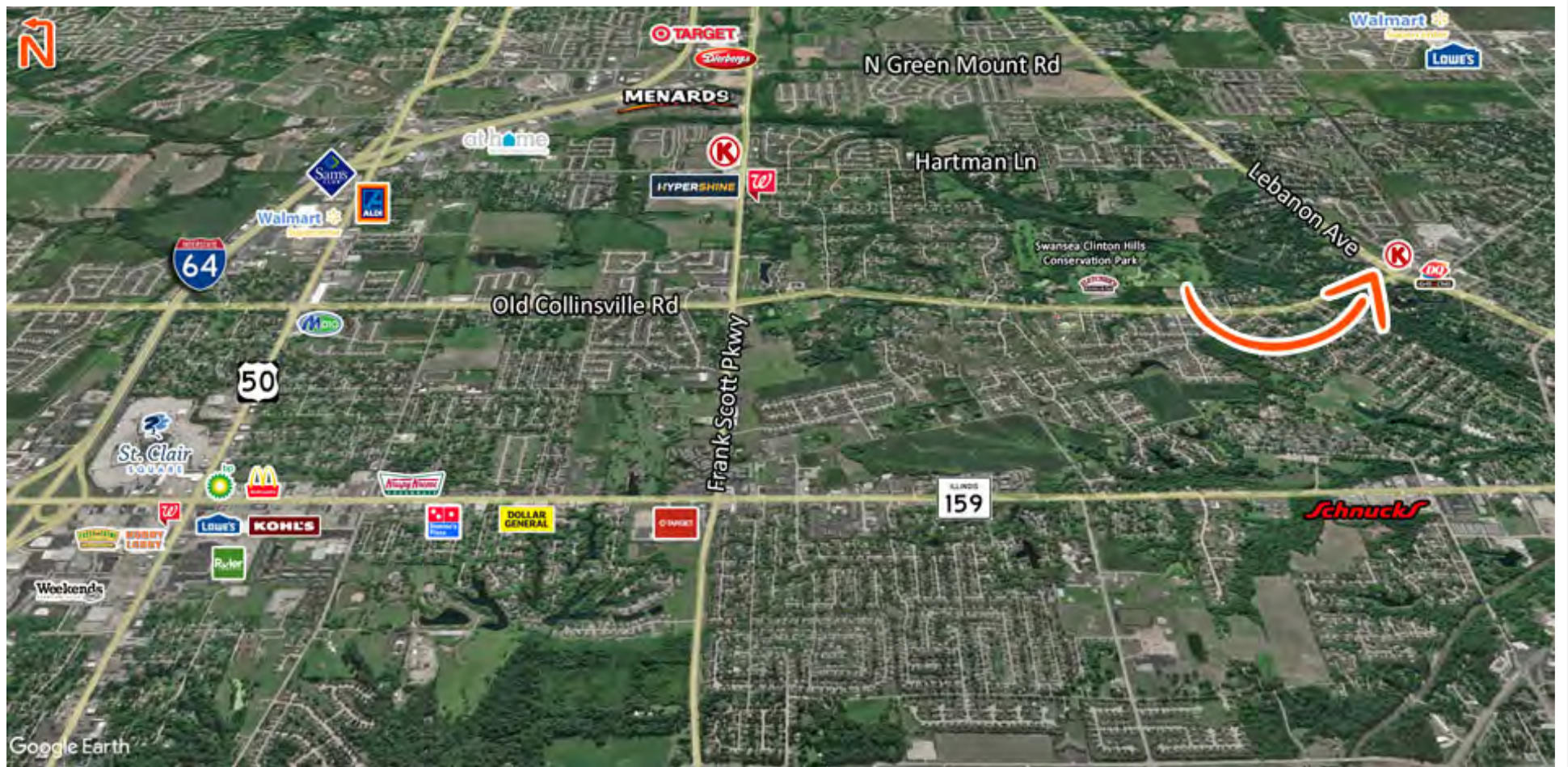
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507
MattB@barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com



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

2.84+/- Acre Retail / Office Development Site for Sale
Corner Lot at Lighted Intersection of Old Collinsville Rd. & Lebanon Ave.
All Utilities on or adjoining site

REDUCED SALE PRICE: \$350,000

Listing No: 2490

Total Acres Available: 2.84
Min Divisible Acres: 2.84

Land

LAND MEASUREMENTS:

Acres: 2.84
Frontage: 340' Lebanon Ave & 370 Old Collinsville Road FT
Depth: Varies FT
Subdivide Site: No

2430 Old Collinsville Road
 Belleville, IL 62226



SALE INFORMATION:

For Sale: Yes
Sale Price: \$350,000
Sale Price/Acre: \$123,239
Sale Price/SF: \$2.83

TRANSPORTATION :

Interstate:
Rail:
Barge:
Airport:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 08-14.0-103-035, 007 & 005	TIF: No	Property Tax: \$3,537.54
County: St. Clair	Enterprise Zone: No	Tax Year: 2021
Zoning: Highway Business & SR3	Survey: No	
Zoning By: St. Clair County	Environmental: No	Traffic Count: 14,200
Complex:	Archaeological: No	Topography: Flat

Comments

Located at the lighted intersection of Lebanon Avenue and Old Collinsville Road. All utilities to site, with over 700' of combined frontage. High visibility and traffic count. Surrounded by office, retail, QSR and residential.

UTILITY INFORMATION

Water Provider: Illinois American	Service:	Location: On Site
Sewer Provider: Village of Swansea	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Matt Barriger Office: (618) 277-4400 mattb@barbermurphy.com Cell: (618) 973-5507	John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344
---	--

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.