

# 0.28 Acre Commercial Lot for Sale

4153 Pontoon Rd., Pontoon Beach, IL 62040



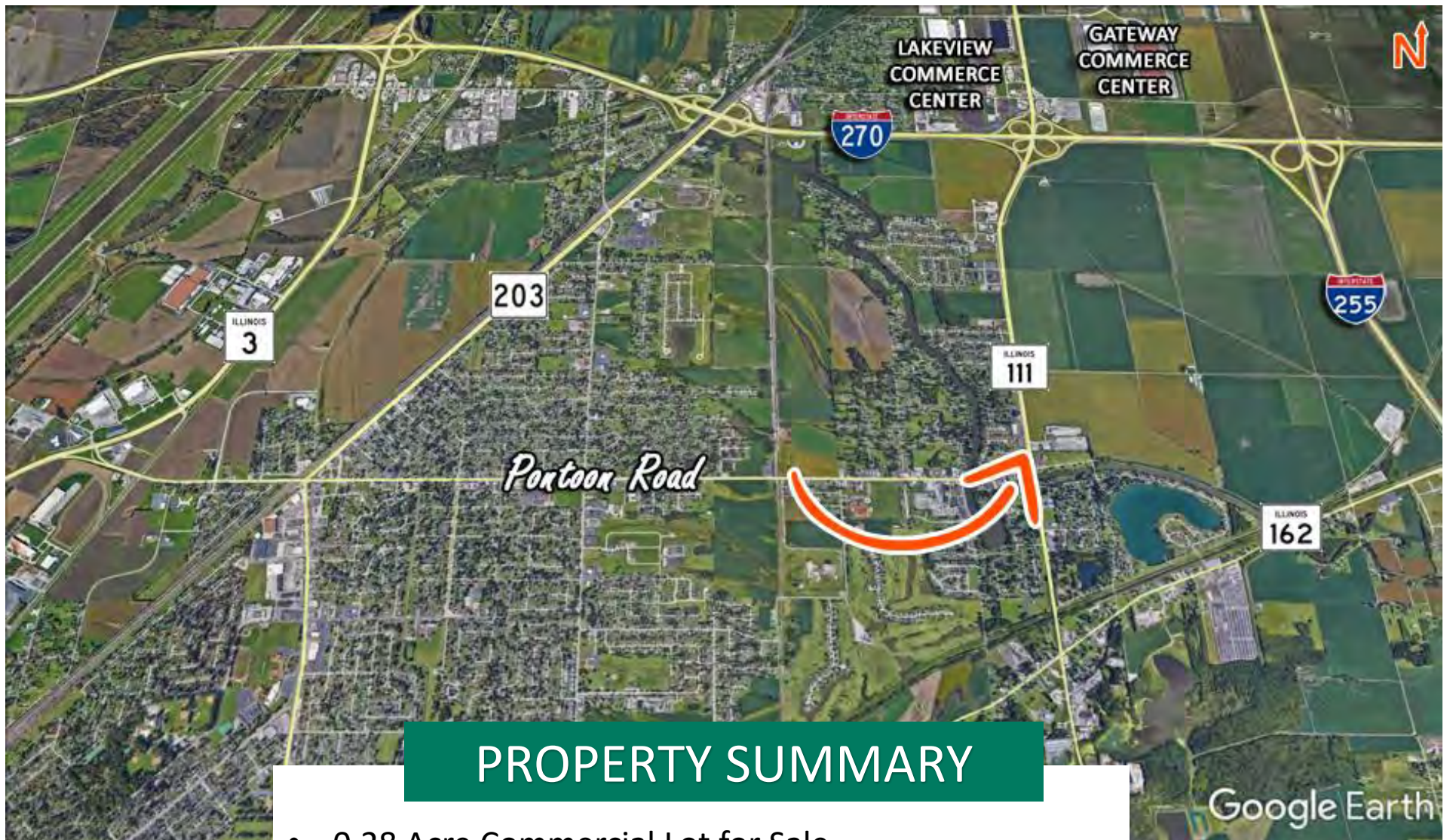
**BARBERMURPHY**

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## PROPERTY SUMMARY

- 0.28 Acre Commercial Lot for Sale
- All Utilities Available
- 12,200 CPD
- Zoned B-1 Community Business

**SALE PRICE: \$75,000**

**Listing No:** 2494

**Total Acres Available:** 0.28  
**Min Divisible Acres:** 0.28

**Land**

4153 Pontoon Rd  
 Pontoon Beach, IL 62040

**LAND MEASUREMENTS:**

**Acres:** 0.28  
**Frontage:** 98' FT  
**Depth:** 126' FT  
**Subdivide Site:** No



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$75,000  
**Sale Price/Acre:**  
**Sale Price/SF:**

**TRANSPORTATION :**

**Interstate:** 1.7 Miles to I-270 and 2.76 Miles to I-255  
**Rail:** N/A  
**Barge:** N/A  
**Airport:** N/A

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 17-1-20-02-17-302-022	<b>TIF:</b> No	<b>Property Tax:</b> \$974.16
<b>County:</b> Madison	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2020
<b>Zoning:</b> B-1 Community Business	<b>Survey:</b> No	
<b>Zoning By:</b> Pontoon Beach	<b>Environmental:</b> No	<b>Traffic Count:</b> 12,200
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

-All Utilities Available  
 -12,200 cars per day  
 -Zoned

**UTILITY INFORMATION**

<b>Water Provider:</b> Metro East	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Special Sewer Service	<b>Service:</b>	<b>Location:</b>
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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