

0.52 ACRE DEVELOPMENT SITE FOR SALE

Mississippi Ave., Cahokia Heights, IL 62206



BARBERMURPHY

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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

- 0.52 +/- acre asphalted lot. Adjoins Sasak Plaza
- All utilities at or adjoining site
- Located on Rt 3 (Mississippi Ave.) with 10,200 ADT
- Excellent opportunity for used car lot
- Fast, convenient access to interstates I-64/40, I-55, I-255

SALE PRICE: \$65,000

Listing No: 2540

Total Acres Available: 0.52
Min Divisible Acres: 0.52

Land

3321 Mississippi Ave
 Cahokia Heights, IL

LAND MEASUREMENTS:

Acres: 0.52
Frontage: 103 FT
Depth: 228 FT
Subdivide Site:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$65,000
Sale Price/Acre:
Sale Price/SF:

TRANSPORTATION :

Interstate: I-64/40/55
Rail:
Barge:
Airport:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

0.52 +/- acre asphalted lot. All utilities at or adjoining site. Located on Rt 3 (Mississippi Ave. Excellent opportunity for used car lot. Adjoins strip center. Fast, convenient access to interstates I-64/40, I-55, I-255.

PROPERTY INFORMATION:

Parcel No: 01-35.0-102-006	TIF: Yes	Property Tax: \$1,722.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2020
Zoning: B-2	Survey: No	
Zoning By: Cahokia Heights	Environmental: No	Traffic Count: 20,100
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: Commonfields Cahokia	Service:	Location: Adjoining Site
Sewer Provider: Cahokia Sewer	Service:	Location: Adjoining Site
Gas Provider: Ameren	Service:	Location: Adjoining Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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