

6.0 +/- ACRE DEVELOPMENT SITE FOR SALE

Mississippi Ave., Cahokia Heights, IL 62206



BARBERMURPHY

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PROPERTY SUMMARY

- 6.19 +/- Acre Development Site for Sale. All utilities at or adjoining site.
- Located on Rt 3 (Mississippi Ave.) with 20,100 ADT.
- Excellent opportunity for storage unit development.
- Fast convenient access to interstates I-64/40, I-55, I-255.

SALE PRICE: \$27,000/ACRE

Listing No: 2541

Total Acres Available: 6.00
Min Divisible Acres: 6.00

Land

**Mississippi Avenue
Cahokia Heights, IL**

LAND MEASUREMENTS:

Acres: 6.00
Frontage: 311 FT
Depth: 867 FT
Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price: \$167,130
Sale Price/Acre: \$27,000
Sale Price/SF: \$0.62

TRANSPORTATION :

Interstate: I-64/40, I-55, I-255
Rail:
Barge:
Airport:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

6.19 +/- acres land size and asking price is \$270000 per acre (subject to survey) All utilities at or adjoining site. Located on Rt 3 (Mississippi Ave. Excellent opportunity for storage unit development. fast convenient access to interstates I-64/40, I-55, I-255.



PROPERTY INFORMATION:

Parcel No: part of 01-35.0-102-003	TIF: Yes	Property Tax:	
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: Adjoining Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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