

# RIVER FRONT LAND

700 West Broadway, Alton, Illinois 62269



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP



## PROPERTY SUMMARY

LEASE RATE: \$4,000/Month

- 29,621 SF Lot
- 775' linear feet of water front access
- Located on IL Route 100; West Broadway
- Average daily traffic 5,700
- Norfolk Southern Rail adjacent

**BARBERMURPHY**

**Listing No:** 2665

**Total Acres Available:** 0.68  
**Min Divisible Acres:** 0.68

**Land**

700 West Broadway  
 Alton, IL 62002

**LAND MEASUREMENTS:**

**Acres:** 0.68  
**Frontage:** 775 FT  
**Depth:** 240 FT  
**Subdivide Site:** No

**SALE INFORMATION:**

**For Sale:** No  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:**

**TRANSPORTATION :**

**Interstate:** 9 Miles to I-255  
**Rail:** Norfolk Southern  
**Barge:** Yes  
**Airport:** 20 Miles to Lambert International Airport

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$4,000/Month  
**Lease Term:**

**Comments**

29,621 SF of riverfront land and 775 feet of waterfront access with Norfolk Southern Rail Line adjacent. Property is located in the Alton Riverfront TIF and Riverbend Enterprise Zone.

**PROPERTY INFORMATION:**

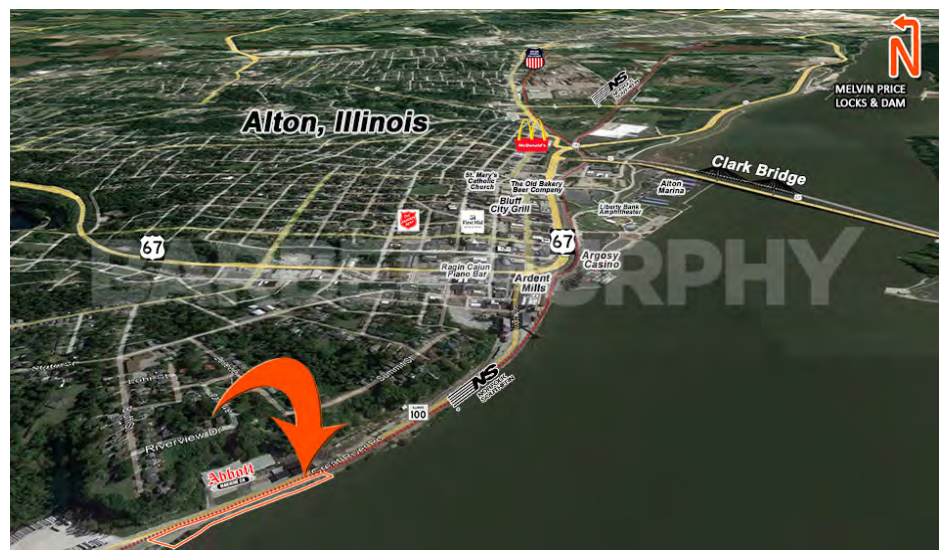
<b>Parcel No:</b>	23-1-07-10-20-401-001, 23-1-07-11-17-301-003	<b>TIF:</b>	Yes	<b>Property Tax:</b>	\$4,789.16
<b>County:</b>	Madison	<b>Enterprise Zone:</b>	Yes	<b>Tax Year:</b>	2021
<b>Zoning:</b>	M-2 General Manufacturing	<b>Survey:</b>	No	<b>Traffic Count:</b>	5,700
<b>Zoning By:</b>	City of Alton	<b>Environmental:</b>	No	<b>Topography:</b>	Flat
<b>Complex:</b>	N/A	<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Alton	<b>Service:</b>	<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of Alton	<b>Service:</b>	<b>Location:</b>	On Site
<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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