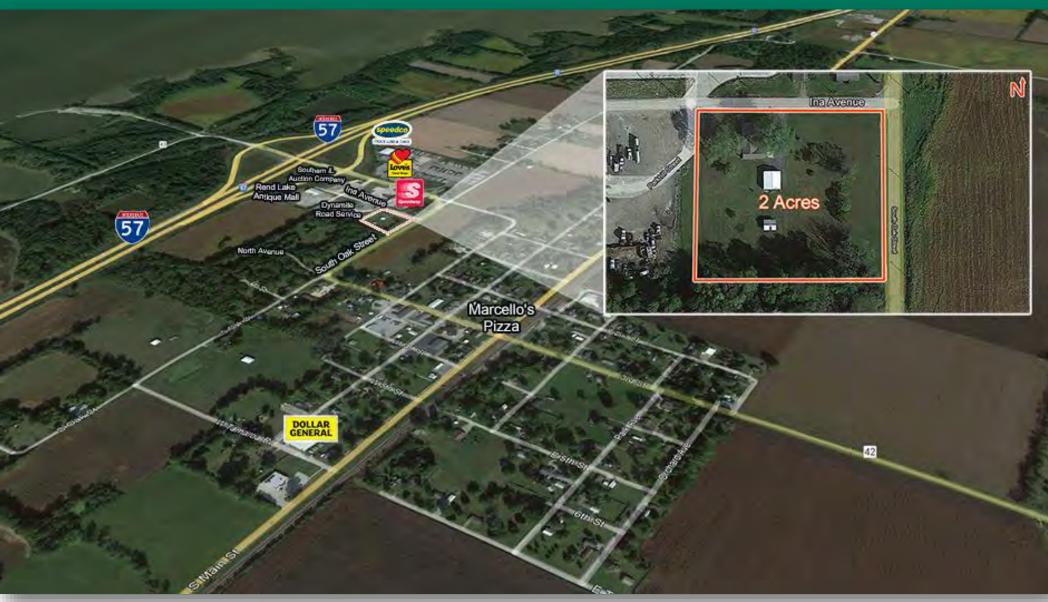
2 ACRE COMMERCIAL SITE FOR SALE

103 Ina Avenue, Ina, Illinois 62846





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Scott Reichmann C: 618.610.1632 ScottR@barbermurphy.com Deborah Smith –King City Properties C: 618-237-7166 debsmith@outlook.com







AREA MAP



PROPERTY SUMMARY

- 2 Acre flat lot
- Adjacent to new speedway convenience store/truck stop
- One block from Love's Truck Stop
- 3 Streets to access lot
- Ideal location for fast food location with room for parking

Sale Price: \$398,000

Sale Price/acre: \$199,000

BARBERMURPHY



Listing No: 2686

Land

Commercial

103 Ina Avenue Ina, IL 62846

SALE INFORMATION:

For Sale: Yes Sale Price: \$398,000 Sale Price/Acre: \$199,000 Sale Price/SF: \$4.57

LEASE INFORMATION:

No For Lease:

Lease Rate: Lease Term:

Comments

2 acre flat lot at I-57/Ina exit adjacent to new Speedway convenience store/truck stop, one block from Love's Truck stop. 3 streets to access lot. Perfect Fast Food lot with room for parking.

Total Acres Available: 2.00 Min Divisible Acres: 2.00

LAND MEASUREMENTS:

Acres: 2.00 316' FT Frontage: Depth: 300' FT

Subdivide Site:

TRANSPORTATION:

Interstate: I-57/Ina Exit Immediate Rail: NO Barge: NO Mt. Vernon Airport/15 miles Airport:



PROPERTY INFORMATION:

Parcel No: 15-30-231-001/15-30-231-002 TIF: No **Property Tax:** \$322.00 Tax Year: 2021

County: Jefferson **Enterprise Zone:** No

Commercial No Zoning: Survey:

Zoning By: Village of Ina **Environmental:** No **Traffic Count:** 36,200 per I-57

Flat Complex: Archaeological: No **Topography:**

UTILITY INFORMATION

Water Provider: Village of Ina Service: Location: on site Sewer Provider: Village of Ina Service: Location: on site Gas Provider: Ameren Service: Location: on site **Electric Provider:** Service: Location: Ameren on site

Telecom Provider: Service: Location:

Listing Broker(s)

Scott Reichmann Office: (618) 277-4400 scottr@barbermurphy.com Cell: (618) 610-1632

Deborah Smith Broker Office: King City Properties debmsmith@outlook.com Cell: 618-237-7166

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