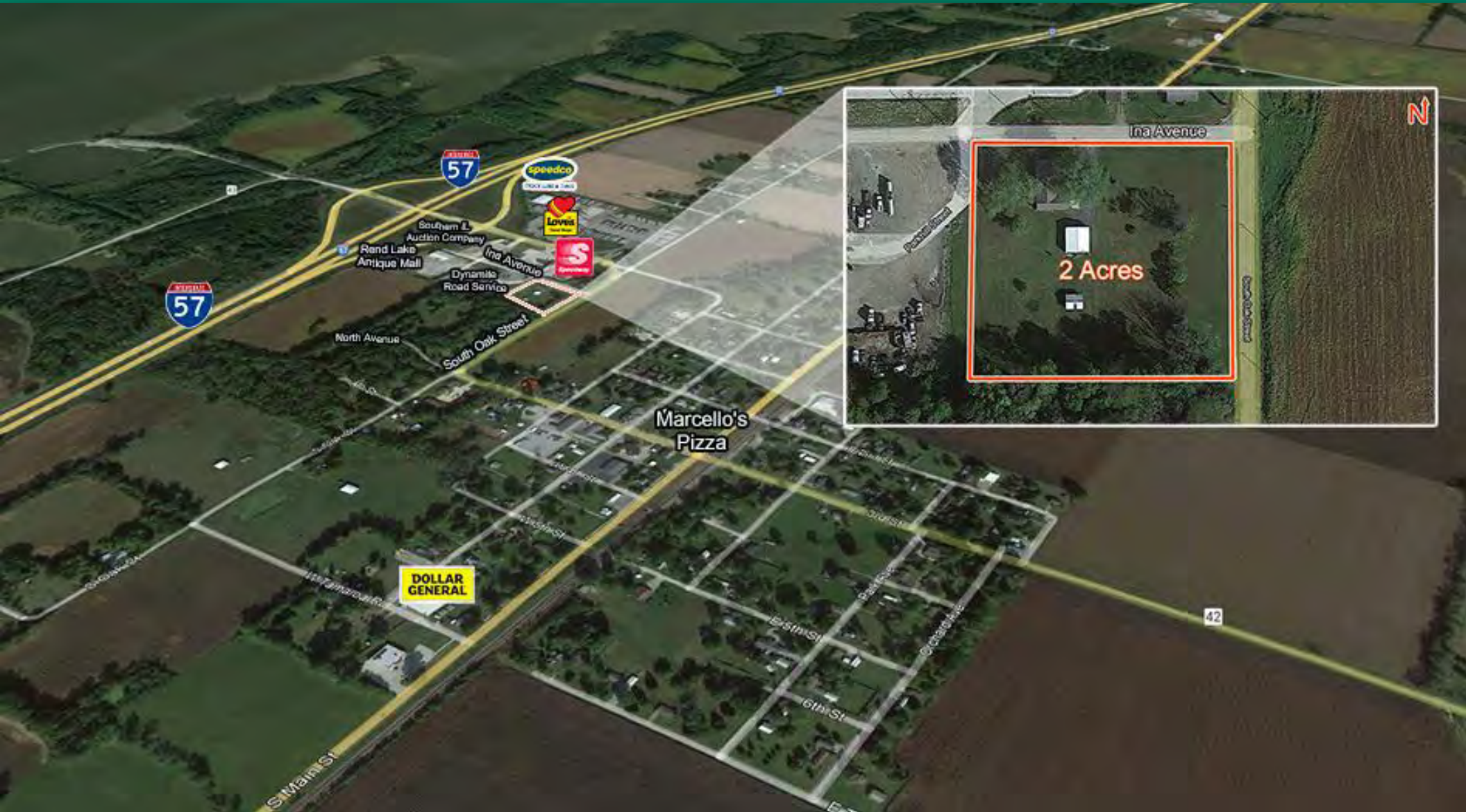


2 ACRE COMMERCIAL SITE FOR SALE

103 Ina Avenue, Ina, Illinois 62846



BARBERMURPHY

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**Total Acres Available:** 2.00**Min Divisible Acres:** 2.00**Land****Commercial**103 Ina Avenue
Ina, IL 62846**LAND MEASUREMENTS:****Acres:** 2.00**Frontage:** 316' FT**Depth:** 300' FT**Subdivide Site:****TRANSPORTATION :****Interstate:** I-57/Ina Exit Immediate**Rail:** NO**Barge:** NO**Airport:** Mt. Vernon Airport/15 miles**SALE INFORMATION:****For Sale:** Yes**Sale Price:** \$398,000**Sale Price/Acre:** \$199,000**Sale Price/SF:** \$4.57**LEASE INFORMATION:****For Lease:** No**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.

PROPERTY INFORMATION:**Parcel No:** 15-30-231-001/15-30-231-002**County:** Jefferson**Zoning:** Commercial**Zoning By:** Village of Ina**Complex:****TIF:** No **Property Tax:** \$322.00**Enterprise Zone:** No **Tax Year:** 2021**Survey:** No**Environmental:** No **Traffic Count:** 36,200 per I-57**Archaeological:** No **Topography:** Flat**UTILITY INFORMATION****Water Provider:** Village of Ina**Sewer Provider:** Village of Ina**Gas Provider:** Ameren**Electric Provider:** Ameren**Telecom Provider:****Service:** **Location:** on site**Service:** **Location:** on site**Service:** **Location:** on site**Service:** **Location:** on site**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

