

0.96 ACRE REDEVELOPMENT SITE

1 N MAIN ST, SMITHTON, IL 62285

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$550,000

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PROPERTY SUMMARY



Property Summary

Listing No:	2704
Price:	\$550,000
Lot Size:	0.96 Acres
Cross Streets:	Stoerger St
Frontage:	200'
Topography:	Flat
Traffic Count:	8,400
Electric/Gas:	Ameren ; On Site
Water/Sewer:	City; On Site
County:	St. Clair
APN:	13-33.0-102-023/024
Zoning:	B-2 Uptown Business
Taxes:	\$5,902

Property Overview

0.96 Acre Redevelopment Site with 200' of frontage on Main St. Two curb-cuts in place, all utilities, corner lot. Property improved with partial built commercial building (1,380 sf) and single-family residential unit (1,754 sf). Will consider subdividing.

Location Overview

Property is located on the North/South thoroughfare (Main St) of Illinois 159.