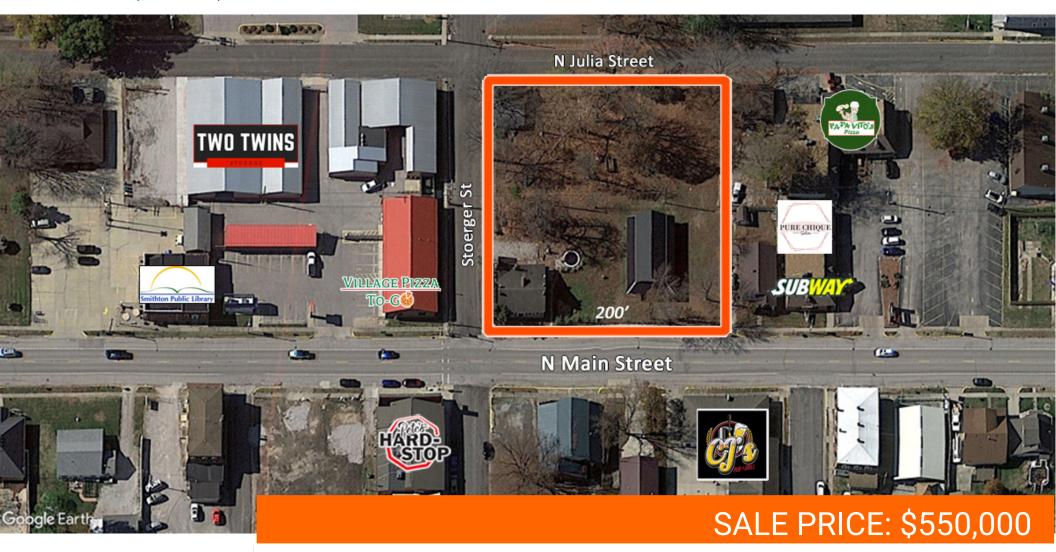
# 0.96 ACRE REDEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

1 N MAIN ST, SMITHTON, IL 62285





COMMERCIAL REAL ESTATE SOLUTIONS

#### **BARBER MURPHY**

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# **PROPERTY SUMMARY**



### **Property Summary**

Listing No: 2704 Price: \$550,000 Lot Size: 0.96 Acres Cross Streets: Stoerger St 2001 Frontage: Topography: Flat Traffic Count: 8,400 Electric/Gas: Ameren; On Site Water/Sewer: City; On Site County: St. Clair

13-33.0-102-023/024

\$5,902

B-2 Uptown Business

## **Property Overview**

0.96 Acre Redevelopment Site with 200' of frontage on Main St. Two curbcuts 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.

APN: Zoning:

Taxes: