

1.27 ACRE DEVELOPMENT SITE FOR SALE

2341 Plum St., Edwardsville, IL 62025



REDUCED SALE PRICE: \$545,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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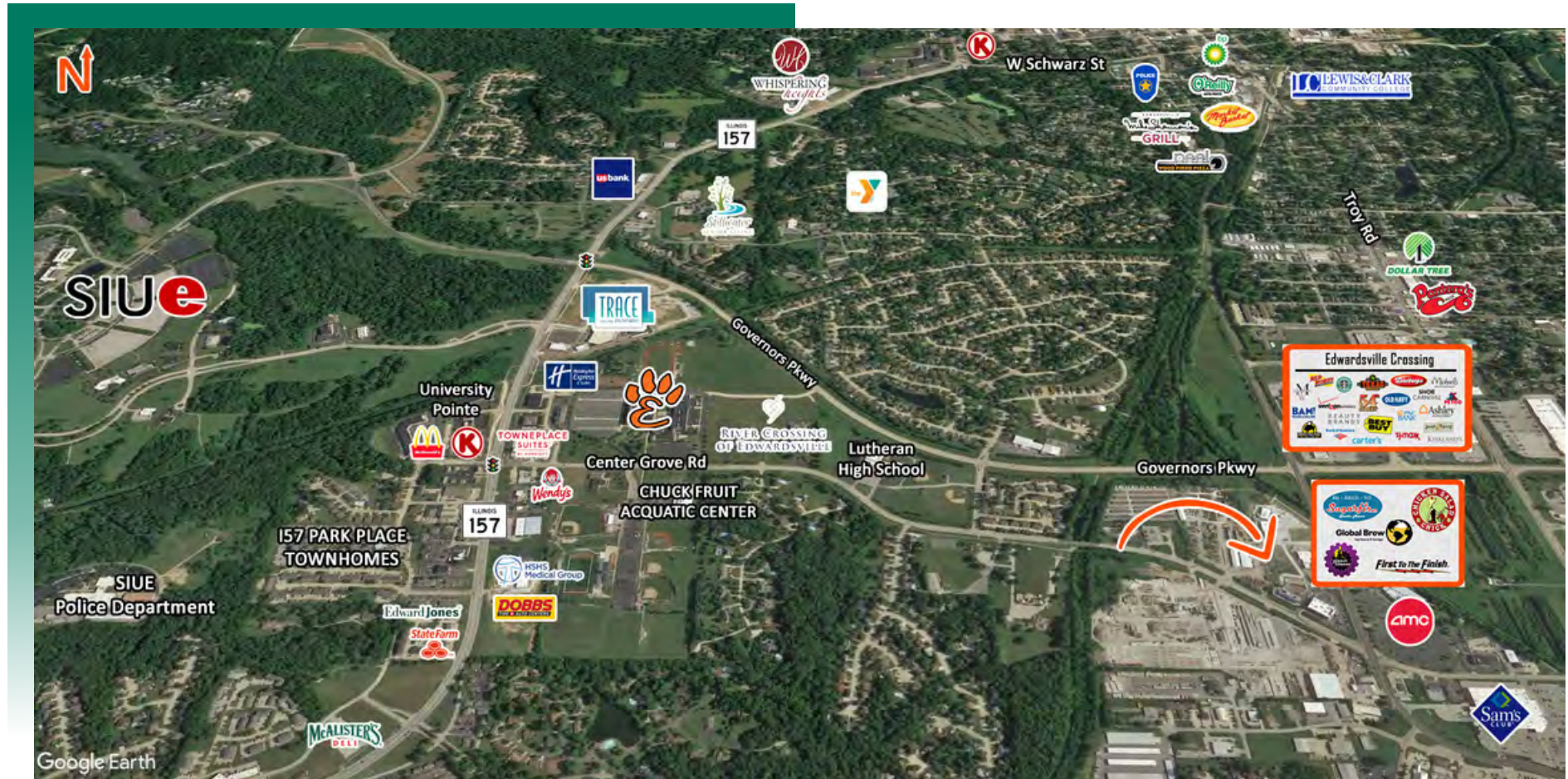
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2341 Plum St., Edwardsville, IL 62025



LOCATION OVERVIEW

Pad Ready Site. Excellent location with respect to Transportation Routes, (I-270 and I-255) and amenities.

Nearby businesses include AMC Theatre, Planet Fitness, Drive-thru Car Wash, Annie's Custard, Banking Facility, and others.

LAND PROPERTY SUMMARY

2341 Plum St., Edwardsville, IL 62025

LISTING # 2799

LAND MEASUREMENTS

Lot Size: 1.27 Acres

PROPERTY INFO

APN: 14-2-15-23-00-000-064

County: Madison

Zoning: B-3

Topography: Flat

Traffic Count: 10,300

Property Taxes: \$13,187

UTILITY INFO

Water Provider/Location: City Served, On Site

Sewer Provider/Location: City Served, On Site

Gas Provider/Location: Ameren IL, On Site

Electric Provider/Location: Ameren IL, On Site

TRANSPORTATION

Interstate: I-270, I-55 & I-255



SALE INFO

Price: \$545,000

PROPERTY DESCRIPTION

1.27 Acre Site with all Utilities available. The lot is part of the Theatre View Commons PUD. Nearby businesses include AMC Theatre, Planet Fitness, Drive-thru Car Wash, Annie's Custard, Banking Facility, and others.