

LAND FOR SALE

Cut Street, Alton, IL 62002



+/- 20 ACRE INDUSTRIAL SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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 & PROPERTY DESCRIPTION

CUT STREET, ALTON, IL 62002



PROPERTY DESCRIPTION

20 acres zoned industrial, fenced and rockered lot, all utilities to the site, adjacent to Norfolk Southern Rail. Incentives available.



Frontage: 292'
Depth: 1.618'



Flat
Topography



Interstate
255



Adjacent
Norfolk Southern



All Utilities to Site



Incentives
Available

LAND PROPERTY SUMMARY

CUT STREET, ALTON, IL 62002

LISTING # 2806

LAND MEASUREMENTS

Lot Size: 20.0 Acres
Min Divisible Acres: 20.0 Acres
Dimensions: 292' x 1,618'

PROPERTY INFO

APN: 23-1-08-18-00-000-019.003
County: IL - Madison
Zoning: Industrial
Topography: Flat
TIF District: Yes
Enterprise Zone: Yes
Property Taxes: \$9,644 - 2022

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-255
Rail: Adjacent Norfolk Southern



SALE INFO

Price: \$700,000
Price / Acre: \$35,000

20 acre industrial site located near the Mississippi River, the Melvin Price Locks & Dam and minutes from the Clark Bridge leading to the Missouri side of the River.

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