

0.58 ACRE COMMERCIAL/INDUSTRIAL LAND FOR SALE

Industrial Dr., Lot 1, Cahokia Heights, IL 62206



SALE PRICE: \$25,000

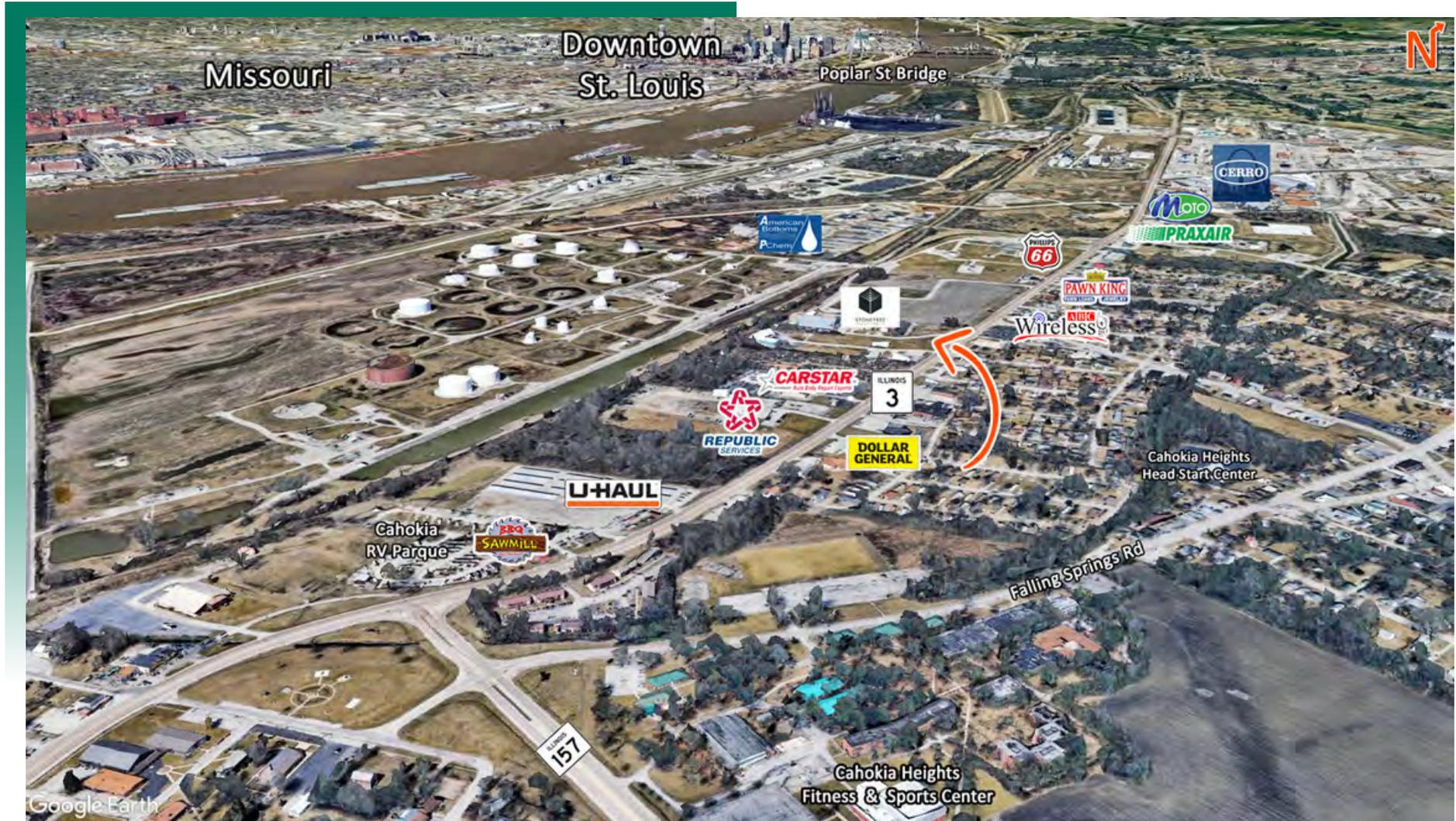
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AREA MAP

Industrial Dr., Lot 1, Cahokia Heights, IL 62206

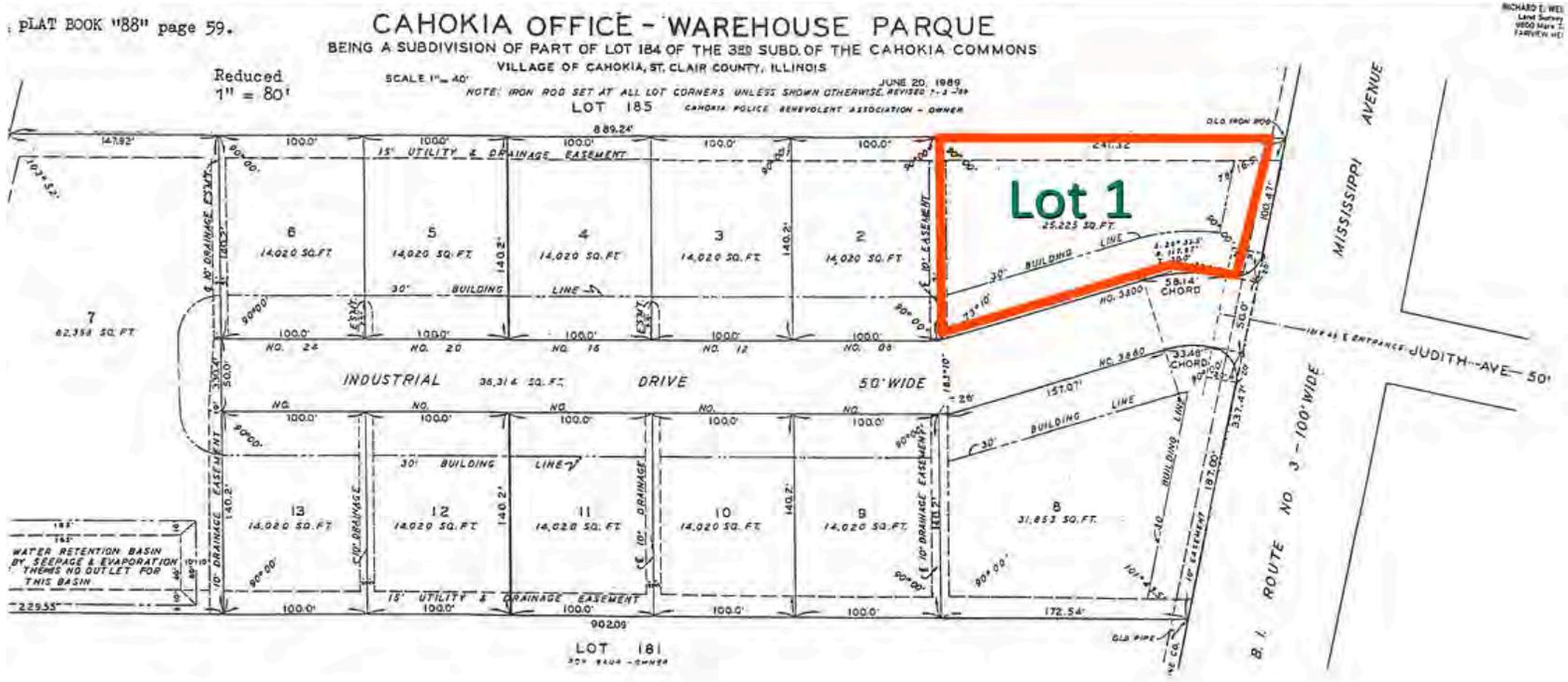


LOCATION OVERVIEW

Located less than 2 miles from I-255 & I-55. Lot is adjacent to IL Rte 3, a heavy industrial corridor from Alton, IL to Dupu, IL.

PLAT

Industrial Dr., Lot 1, Cahokia Heights, IL 62206



LAND PROPERTY SUMMARY

INDUSTRIAL DR., LOT 1

LISTING # 2877

LOCATION DETAILS:

Parcel #: 35.0-318-001:003
County: IL - St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 0.58 Acres
Min Divisible Acres: 0.58
Max Contig Acres: 0.58
Frontage: 85
Depth: 100
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 2 Miles to I-255 & 1.7 miles to I-55
Airport Access: 2 miles from St. Louis Downtown
Sauget Airport

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 16,100
Taxes: \$242.92
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$25,000
\$/SF (Land): \$0.99

UTILITY INFO:

Water Provider: City of Cahokia
Water Location: On Site
Sewer Provider: N/A
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

0.58 Acres of heavy commercial/light industrial ground with all utilities to site or adjacent to site.