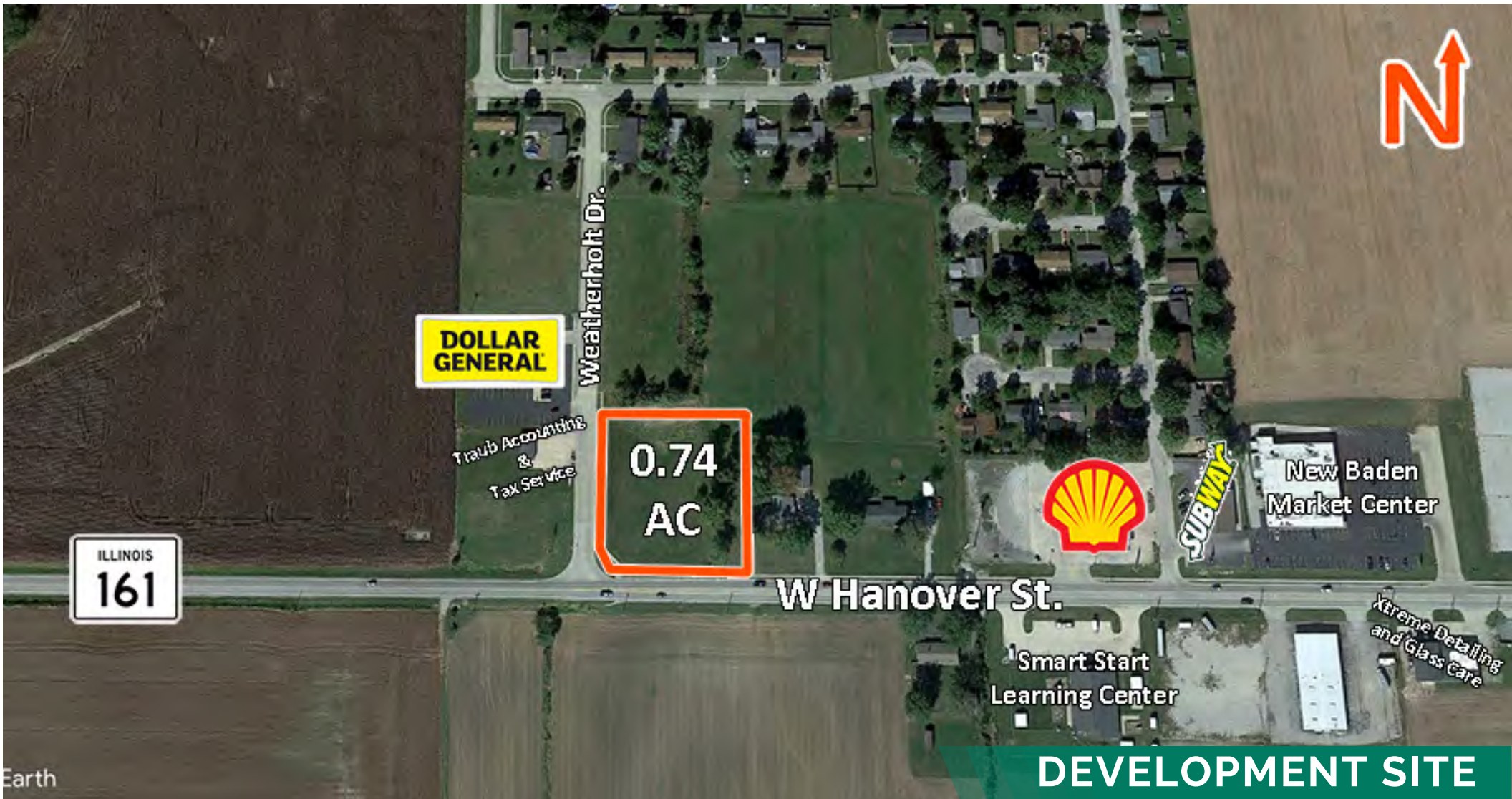


COMMERCIAL LOT FOR SALE

540 W Hanover St. New Baden, IL 62265



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM
Principal
Cell: (618) 420-2376
collinf@barbermurphy.com



AREA MAP





540 W Hanover St. New Baden, IL 62265



Google Earth

LOCATION OVERVIEW

Great location at the corner of Hwy 161 and Weatherholt. Just a half a mile from I-64 on the West side of New Baden.

 Frontage: 175' Depth: 180'	 Hwy 161
 Topography: Flat	 Traffic: 8,650

LAND PROPERTY SUMMARY

540 W Hanover St. New Baden, IL 62265

#2878

SALE INFORMATION:

Sale Price: \$115,000
Sale Price/Acre: \$155,405
Sale Price/SF: \$3.57

LAND MEASUREMENTS:

Acres: 0.74 AC
Total Acres Available: 0.74 AC
Min Divisible Available: 0.74 AC
Frontage: 175 FT
Depth: 180 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 10-13.0-207-003
County: St. Clair
Zoning: Commercial Business
Prior Use: -
Traffic Count: 8,650
TIF: NO
ENTERPRISE Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$2,699.14
Tax Year: -
Topography: Flat



UTILITY INFORMATION:

Water Provider: New Baden
Location: On-Site
Sewer Provider: New Baden
Location: On-Site
Gas Provider: Ameren
Location: On-Site
Electric Provider: Clinton County Co Op
Location: -
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-64
Rail: -
Barge: -
Airport: -

COMMENTS:

0.74 AC developed Commercial lot with ALL utilities



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