

# 0.48 ACRE DEVELOPMENT SITE

18 Ashland Ave. Fairview Heights, IL 62208



**REDUCED SALE PRICE: \$50,000**

**BARBERMURPHY**

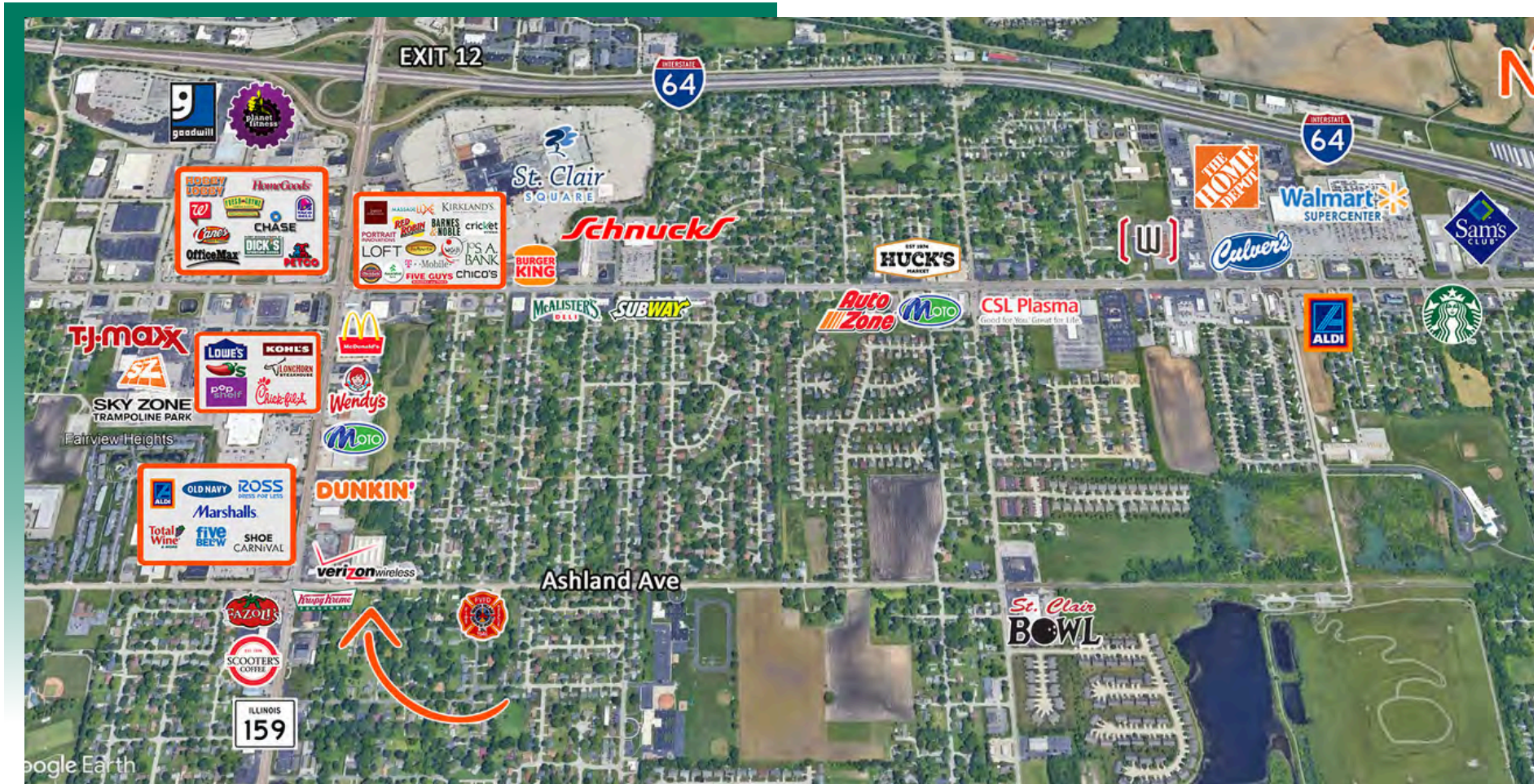
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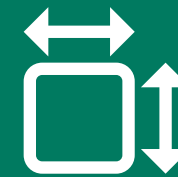
# AREA MAP

18 Ashland Ave. Fairview Heights, IL 62208



## LOCATION OVERVIEW

Situated just off of bustling North Illinois St., 18 Ashland Ave. offers a prime location with daily traffic flow of over 25,000 cars. Located directly behind Krispy Kreme, this parcel of land holds promise for an exceptional development opportunity in the heart of Fairview Heights. Other area businesses include Fazoli's, Scooter's Coffee, Panera Bread, and Dunkin Donuts.



Frontage:115'  
Depth:130'



1 Mile to  
I-64

# LAND PROPERTY SUMMARY

#2909

18 Ashland Ave. Fairview Heights, IL 62208

## SALE INFORMATION:

Sale Price: \$50,000  
Sale Price/Acre: -  
Sale Price/SF: \$2.39

## LAND MEASUREMENTS:

Acres: 0.48 AC  
Total Acres Available: 0.48 AC  
Min Divisible Available: 0.48 AC  
Frontage: 115 FT  
Depth: 130 FT  
Subdivide Site: NO

## PROPERTY INFORMATION:

Parcel No: 03-34.0-100-079  
County: St. Clair  
Zoning: B-1  
Prior Use: Land  
Traffic Count: -  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$419.56  
Tax Year: 2022  
Topography: -



## TRANSPORTATION:

Interstate: 1 Mile to I-64  
Rail: N/A  
Barge: N/A  
Airport: 20 Miles to St. Louis Int Airport



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