10.22 ACRES FOR SALE OR BUILD TO SUIT

3828 Wanda Rd. Edwardsville, IL 62025





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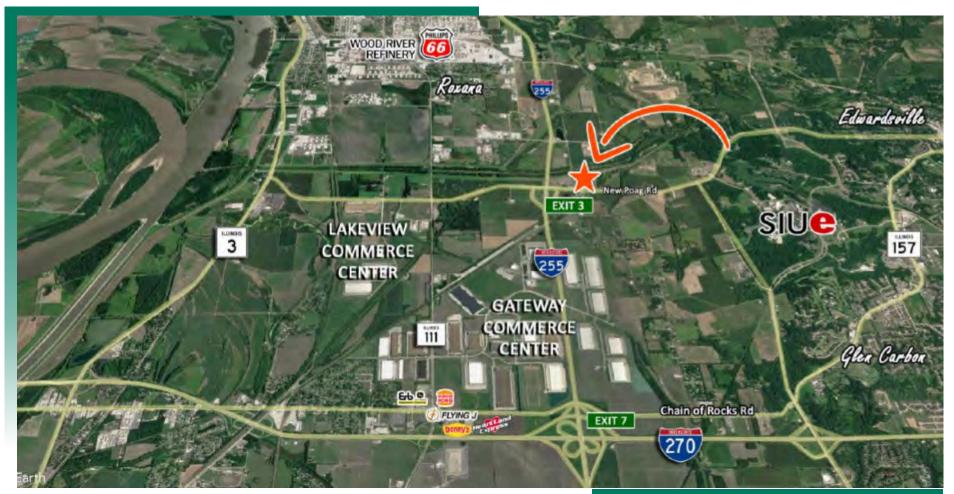






AREA MAP

3828 Wanda Rd. Edwardsville, IL 62025



LOCATION OVERVIEW

Located a quarter of a mile from Interstate 255 at Exit 3. Just one mile from Gateway Commerce Center.











PROPERTY IMAGES

3828 Wanda Rd. Edwardsville, IL 62025

1,847 SF Office Shop





10.22 to 13 AC Available



LAND PROPERTY SUMMARY

3828 Wanda Rd. Edwardsville, IL 62025



SALE INFORMATION:

 Sale Price:
 \$766,500

 Sale Price/Acre:
 \$75,000

 Sale Price/SF:
 \$1.72

LAND MEASUREMENTS:

Acres: 10.22 AC
Total Acres Available: 10.22 AC
Min Divisible Available: Frontage: 1,082 FT
Depth: 670 FT
Subdivide Site: YES

PROPERTY INFORMATION:

Parcel No: 14-1-15-18-00-000-007 County: Madison Commercial Zoning: Prior Use: Nursery 7,400 Traffic Count: TIF: NΟ Enterprise Zone: YES Foreign Trade Zone: NΟ Survey: NΟ Environmental: NΟ Archaeological: NΟ Property Tax: \$2,907 Tax Year: 2023 Flat Topography:



UTILITY INFORMATION:

Water Provider: North East Central County Location: On Site Sewer Provider: Septic Location: City Sewer 1/2 Mile away Gas Provider: Ameren Illinois On Site Location: Electric Provider: Ameren Illinois Location: On Site Telecom Provider: On Site Location:

TRANSPORTATION:

Interstate: I-255
Rail: Adjacent
Barge: N/A
Airport: N/A

COMMENTS:

10.22 acres of land with 1,847 SF building for sale or build to suit.
Currently used as a nursey featuring a level site



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