

10.22 ACRES FOR SALE OR BUILD TO SUIT

3828 Wanda Rd. Edwardsville, IL 62025



1,847 SF Building For Sale

BARBERMURPHY

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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.

 <p>Frontage: 1082' Depth: 670'</p>	 <p>I-255</p>
 <p>Utilities On Site</p>	 <p>Exit 3</p>

PROPERTY IMAGES

3828 Wanda Rd. Edwardsville, IL 62025

1,847 SF Office Shop



Level Site - 1 Mile
from I-255



10.22 to 13 AC
Available



LAND PROPERTY SUMMARY

3828 Wanda Rd. Edwardsville, IL 62025

#2684

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
Zoning: Commercial
Prior Use: Nursery
Traffic Count: 7,400
TIF: NO
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$2,907
Tax Year: 2023
Topography: Flat



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
Location: On Site
Electric Provider: Ameren Illinois
Location: On Site
Telecom Provider: -
Location: On Site

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 nursery featuring a level site



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