

Commercial Lot for Sale

HH Road and North Market St., Waterloo, IL 62298



Reduced Sale Price: \$400,000 (\$2.70 per SF)

- 3.4 Acre Commercial Lot; Will Divide
- 400' Frontage / 338' Depth; Zoned B-3
- All Utilities Available
- ½ Block west of IL-3

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Listing No: 26

Land

Development Site

**HH Road and Market Street
Waterloo, IL 62298**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$400,000
Sale Price/Acre: \$117,647
Sale Price/SF: \$2.70

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Development Site Adjacent to Wal-Mart Supercenter. 3.4 Acre Site. Owner will divide, (2) 1.5 Acre Lots Possible. 400' Frontage on HH - 338' Depth.

Total Acres Available: 3.40
Min Divisible Acres: 1.50

LAND MEASUREMENTS:

Acres: 3.40
Frontage: 400' FT
Depth: 338' FT

Subdivide Site: Yes

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 07-13-300-004 (Partial)	TIF: No	Property Tax:
County: Monroe	Enterprise Zone: No	Tax Year:
Zoning: B-3	Survey: No	
Zoning By: City of Waterloo	Environmental: No	Traffic Count: 24,100 ADT - IL-3; 11,000 ADT N Market
Complex:	Archaeological: No	Topography:

UTILITY INFORMATION

Water Provider: City of Waterloo	Service:	Location: Site
Sewer Provider: City of Waterloo	Service:	Location: 50+- Ft
Gas Provider: City of Waterloo	Service:	Location: Site
Electric Provider: City of Waterloo	Service:	Location: Site
Telecom Provider: Harrisonville Telephone	Service:	Location: Site

Listing Broker(s)

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