

MIXED USE PROPERTY FOR SALE

101 East Union Street, Maryville, IL 62062



0.44 ACRE REDEVELOPMENT SITE

BARBERMURPHY

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Property fronts North Center Street (159) and Firemen's Park

The property consists of four buildings. Two residences (986 SF and 1,290 SF) with two oversized garages. 26' x 36' garage towards the rear of the property features two 10' x 10' overhead doors and has a flat rubber roof. 24' x 24' garage that sits at the front of the property near 159 features (2) 8' x 10' garage doors.

Zoned residential with potential conversion to commercial use.





26' x 36' Garage

- (2) 10' x 10' overhead doors
- Flat rubber roof
- kitchen

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AREA MAP

101 East Union Street, Maryville, IL 62062



LOCATION OVERVIEW

This 0.44 Acre redevelopment site is located 18 miles northeast of St. Louis, Missouri. It is about 1 miles north of Interstate 55 and 2 miles south of Interstate 270.

LAND PROPERTY SUMMARY

#2916

101 East Union Street, Maryville, IL 62062

SALE INFORMATION:

Sale Price: \$795,000
Sale Price/SF: \$41.48/SF

LAND MEASUREMENTS:

Acres: 0.44 AC
Total Acres Available: 0.44 AC
Min Divisible Available: 0.44 AC
Frontage: 87 FT
Depth: 147 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 13-2-21-11-11-203-001
13-2-21-11-11-203-002
County: Madison
Zoning: Residential
Prior Use: Residential
Traffic Count:
TIF: YES
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$2,671.24
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: City of Maryville
Location: On Site
Sewer Provider: City of Maryville
Location: On Site
Gas Provider: Ameren IL
Location: ON Site
Electric Provider: Ameren IL
Location: On Site
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-270 and I-55
Rail: NA
Barge: NA
Airport: 30 Miles to St. Louis
International Lambert Airport

COMMENTS:

Owner user opportunity or redevelopment site adjacent to Firemen's Park that hosts multiple events though out the year.



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