MIXED USE PROPERTY FOR SALE

101 East Union Street, Maryville, IL 62062





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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



AREA MAP

101 East Union Street, Maryville, IL 62062



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

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

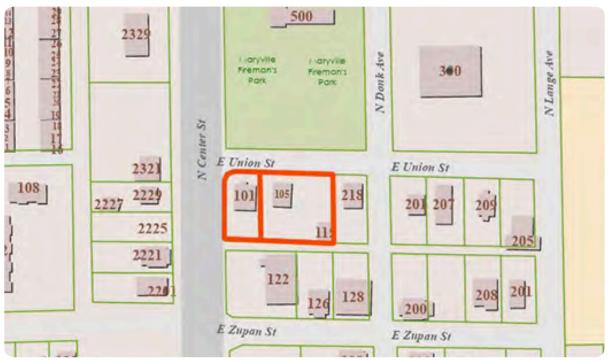
Environmental: NO

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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