# 2.18 ACRE SITE FOR SALE

647 N Main St., O'Fallon, IL 62269



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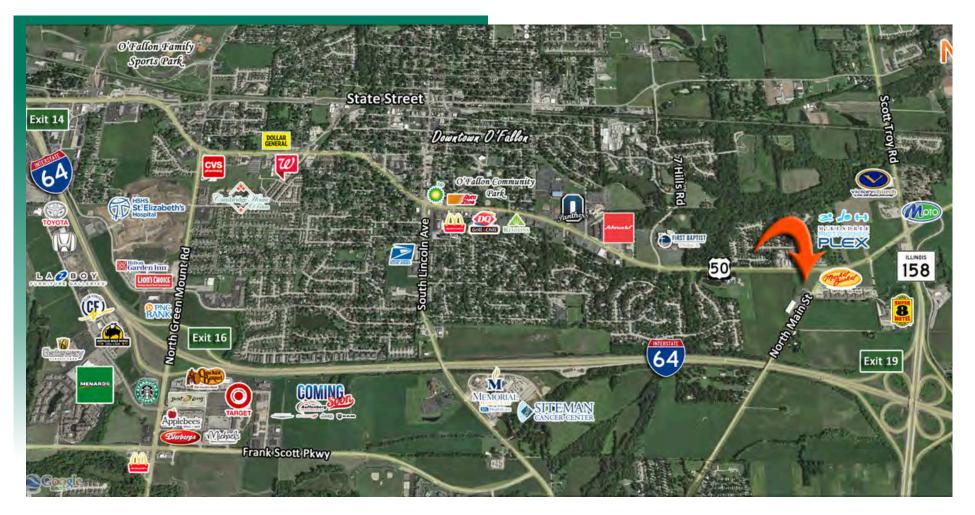
COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Bob Anna - CCIM Broker Associate Office: (618) 277-4400 (Ext. 36) Cell: (618) 604-0250 boba@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## AREA MAP

647 N Main St., O'Fallon, IL



#### LOCATION OVERVIEW

Located 6.5 miles from St. Louis MidAmerica Airport and 2 miles from Scott Air Force Base. Access from North Main St. and from U.S. Hwy 50.

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### LAND PROPERTY SUMMARY

647 NORTH MAIN STREET

LISTING #	1009		
LOCATION DETAILS:			50
Parcel #:	04-33.0-209-003	CONTRACTOR OF	Market Contraction
County:	IL - St. Clair	A	
Zoning:	B1 - City of O'Fallon	and the second sec	The Dearth Product of the second s
PROPERTY OVERVIEW:			
Lot Size:	2.18 Acres		
Min Divisible Acres:	2.18		
Max Contig Acres:	2.18		
Frontage:	427' (N Main) / 357' (Rt 50)	Google Earth	
Depth:	300+/-		
Topography:	Flat	SALE INFORMATION:	
Archeological:	No	Sale Price:	\$575,000
Environmental:	No	Price / Acre:	\$263,761
Survey:	No	-	
TAX INCENTIVE ZONES:		\$/SF (Land):	\$6.06
TIF District:	No	UTILITY INFO:	
Futernuise Zener		Water Provider:	City of O'Fallon
Enterprise Zone:	No	Water Location:	On Site
Opportunity Zone:	No	Sewer Provider:	City of O'Fallon
Foreign Trade Zone:	No	Sewer Location:	On Site
		Gas Provider:	Ameren IL
TRANSPORTATION:		Gas Location:	On Site
Interstate Access: Airport Access:	1.2 Miles 6.5 Miles	Electric Provider:	Ameren IL
Allport Access.	0.0 Miles	Electric Location:	On Site
DEMOGRAPHICS/FINANCIAL INFO:		PROPERTY DESCRIPTION:	
Traffic Count:	13,900	2.18 Acre Corner Lot located in the O'Fallon Business Park. Great location for Office, Retail, or Restaurant Site. Retention Pond on Outlot A.	
Taxes:	\$5,791.00		
	<i>40,191.00</i>		

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Tax Year:

BOB ANNA, CCIM Broker Associate 0: (618) 277-4400 C: (618) 604-0250 boba@barbermurphy.com

2023