

1.77 ACRES OF LAND FOR SALE - POTENTIAL CEMETERY USE

6212 Church Rd., East St. Louis, IL 62207



SALE PRICE: \$200,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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

6212 Church Rd., East St. Louis, IL 62207



LOCATION OVERVIEW

Residential area with a church across the street and a cemetery behind it. Located just off of Route 157.

LAND PROPERTY SUMMARY

6212 CHURCH ROAD

LISTING # 3119

LOCATION DETAILS:

Parcel #: 07-05.0-407-038
County: IL - St. Clair
Zoning: Special

PROPERTY OVERVIEW:

Lot Size: 1.77 Acres
Min Divisible Acres: 1.77
Max Contig Acres: 1.77
Frontage: 158
Depth: 269
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

DEMOGRAPHICS/FINANCIAL INFO:

Tax Year: 2023



SALE INFORMATION:

Sale Price: \$200,000
Price / Acre: \$112,994
\$/SF (Land): \$2.59

UTILITY INFO:

Water Location: Adjoining site
Sewer Location: Adjoining site
Gas Location: Adjoining site
Electric Location: Adjoining site

PROPERTY DESCRIPTION:

1.77 Acres that may be able to be rezoned for a cemetery use. There is a cemetery behind this location. This property had an exemption for a cemetery which has expired and needs to be reapplied for. All utilities at or near site.