1.15 Acre Commercial Site

6111 Main St. Maryville, IL 62062



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

Collin Fischer - CCIM C: 618.420.2376 CollinF@barbermurphv.com **Commercial Development Site; Zoned B-1**

Adjacent to the New Casey's store at the corner of Main and IL-159

Frontage may be expanded; additional ground negotiable



Listing No: 692

Land

6111 West Main Street Maryville, IL 62062

SALE INFORMATION:

For Sale: Yes Sale Price: \$169,000

Sale Price/Acre:

Sale Price/SF: \$3.45

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

Comments

4,100 Cars per day pass this site on Main St and 18,500 pass by on IL-159 (Center St.) This site is adjacent to the new Caseys store at the corner of Main and Center St (IL 159). Frontage may be expanded and additional ground can be negotiated.

Total Acres Available: 1.15
Min Divisible Acres: 1.15

LAND MEASUREMENTS:

 Acres:
 1.15

 Frontage:
 125 FT

 Depth:
 400 FT

Subdivide Site: No

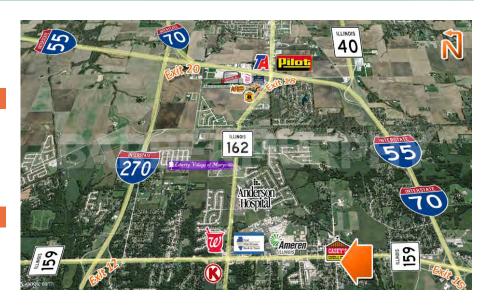
TRANSPORTATION:

 Interstate:
 I-270, I-55/70

 Rail:
 No

 Barge:
 No

 Airport:
 N/A



PROPERTY INFORMATION:

 Parcel No:
 13-1-21-11-14-301-034.001
 TIF:
 No
 Property Tax:
 \$902.00

 County:
 Madison
 Enterprise Zone:
 No
 Tax Year:
 2017

Zoning: B-1 Survey: No

Zoning By: Village of Maryville Environmental: No Traffic Count: 4,500

Complex: Archaeological: No Topography: Low in Back

UTILITY INFORMATION

Village of Maryville Water Provider: Service: Location: Site Village of Maryville Site Sewer Provider: Service: Location: **Gas Provider:** Location: Site Service: Ameren Site **Electric Provider:** Service: Location: Ameren

Telecom Provider: Service: Location:

Listing Broker(s)

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