

1.15 Acre Commercial Site

6111 Main St.
Maryville, IL 62062



Sale Price: \$169,000

- 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

BARBERMURPHY

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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.



Listing No: 692

Land

6111 West Main Street
Maryville, IL 62062

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

SALE INFORMATION:

For Sale: Yes

Sale Price: \$169,000

Sale Price/Acre:

\$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.

PROPERTY INFORMATION:

Parcel No: 13-1-21-11-14-301-034.001

County: Madison

Zoning: B-1

Zoning By: Village of Maryville

Complex:

TIF: No **Property Tax:** \$902.00

Enterprise Zone: No **Tax Year:** 2017

Survey: No

Environmental: No **Traffic Count:** 4,500

Archaeological: No **Topography:** Low in Back

UTILITY INFORMATION

Water Provider: Village of Maryville

Sewer Provider: Village of Maryville

Gas Provider: Ameren

Electric Provider: Ameren

Telecom Provider:

Service: **Location:** Site

Service: **Location:** Site

Service: **Location:** Site

Service: **Location:** Site

Service: **Location:**

Listing Broker(s)

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