

0.45 ACRE COMMERCIAL LOT FOR SALE

4212 S State Route 159, Glen Carbon, IL 62034



SALE PRICE: \$525,000

BARBERMURPHY

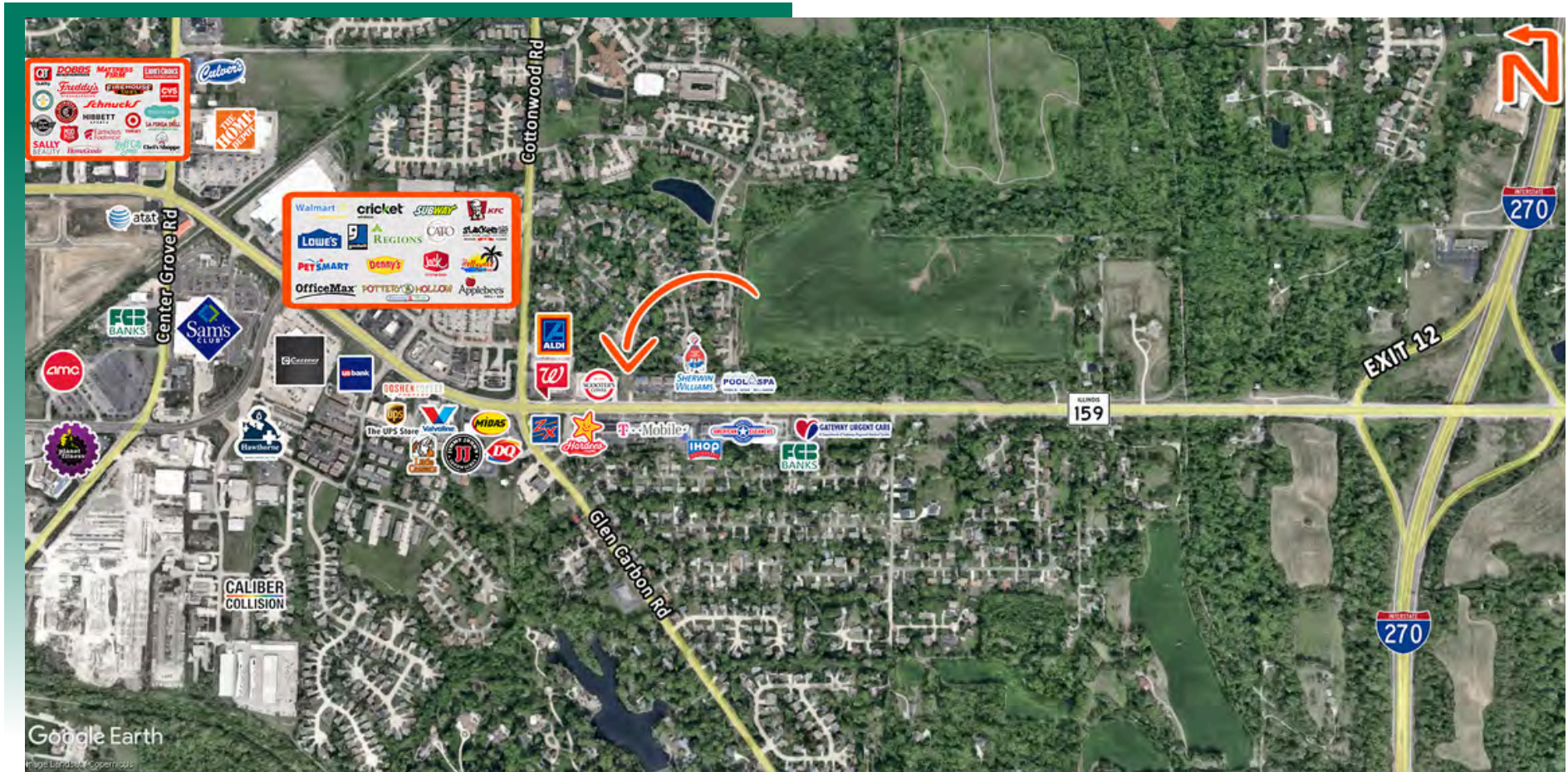
COMMERCIAL REAL ESTATE SOLUTIONS
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Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
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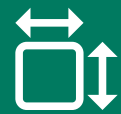
AREA MAP

4212 S State Route 159, Glen Carbon, IL 62034



LOCATION OVERVIEW

1 mile from I-270 on the east side of IL-159, Glen Carbon's major retail thoroughfare.



Frontage: 100'
Depth: 190'



Topography:
Flat



Zoning: General
Commercial



I-270



Exit 12



24,000 ADT

LAND PROPERTY SUMMARY

4212 S STATE ROUTE 159

LISTING # 3188

LOCATION DETAILS:

Parcel #: 14-2-15-26-02-201-007
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Lot Size: 0.45 Acres
Min Divisible Acres: 0.45
Max Contig Acres: 0.45
Frontage: 100
Depth: 190
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

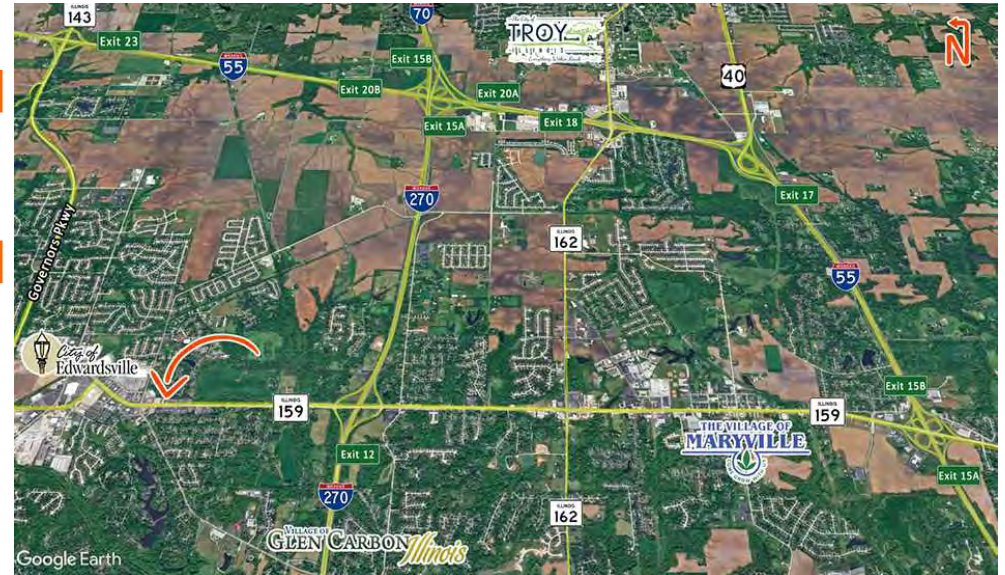
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 24,000
Taxes: \$550.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$525,000
\$/SF (Land): \$26.78

UTILITY INFO:

Water Provider: City
Water Location: Site
Sewer Provider: City
Sewer Location: Site
Gas Provider: Ameren
Gas Location: Site
Electric Provider: Ameren
Electric Location: Site

PROPERTY DESCRIPTION:

Commercial lot in prime retail corridor on IL-159, just south of WalMart in Glen Carbon IL.