

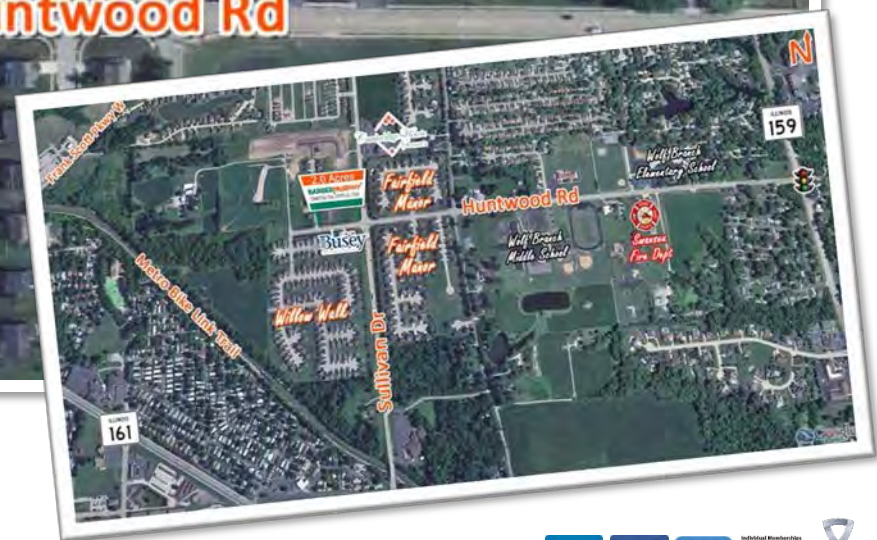
2 Acre Commercial Development Site

Sullivan Drive, Swansea, IL 62226



- Located at the corner of Sullivan Drive and Whispering Walk Way
- Zoned Planned Business
- Excellent Location between IL-161 and Frank Scott Parkway
- All Utilities on Site

Sale Price
\$2.00/SF
(\$175,000)



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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: 1926

Land

Sullivan Drive
Swansea, IL 62226

Total Acres Available: 2.00

Min Divisible Acres: 2.00

LAND MEASUREMENTS:

Acres: 2.00

Frontage: 224 FT

Depth: 389 FT

Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price: \$175,000
Sale Price/Acre: \$87,500
Sale Price/SF: \$2.00

TRANSPORTATION :

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: N/A



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

| | | |
|--------------------------------------|----------------------------|------------------------------|
| Parcel No: 08-05.0-416-015 | TIF: No | Property Tax: \$31.14 |
| County: St. Clair | Enterprise Zone: No | Tax Year: 2019 |
| Zoning: PB | Survey: No | |
| Zoning By: Village of Swansea | Environmental: No | Traffic Count: 2,150 |
| Complex: | Archaeological: No | Topography: Level |

Comments

2 Acre corner lot. All Utilities on site. Level Land Zoned Planned Business.

UTILITY INFORMATION

| | | |
|-------------------------------------|-----------------|--------------------------|
| Water Provider: IL American | Service: | Location: On Site |
| Sewer Provider: Swansea | Service: | Location: On Site |
| Gas Provider: Ameren IL | Service: | Location: On Site |
| Electric Provider: Ameren IL | Service: | Location: On Site |
| Telecom Provider: | Service: | Location: |

Listing Broker(s)

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