

FOR SALE

OFFICE/RETAIL DEVELOPMENT SITE

North Jefferson St. (IL Route 4), Mascoutah, IL 62258



BARBERMURPHY

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Paul Murphy
Designated Managing Broker
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AREA MAP



PROPERTY SUMMARY

- Excellent Office/Retail Development Site, Will Divide
- 510' of Frontage on IL Route 4
- Located Next to Dollar General and Farmers & Merchants Bank, O'Reilly Auto Parts & Brightly Senior Living
- Less than 5 Miles to Mid-America Airport, Scott Air Force Base, and I-64

REDUCED SALE PRICE: \$2.50 per SF

BARBERMURPHY

Listing No: 442.1

Total Acres Available: 2.91

Land

Min Divisible Acres:

Office / Retail

LAND MEASUREMENTS:

IL Route 4
Mascoutah, IL 62258

Acres: 2.91
Frontage: 510 FT
Depth: 250 FT
Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail:
Barge:
Airport: MidAmerica St. Louis Airport



SALE INFORMATION:

For Sale: Yes
Sale Price: \$316,900
Sale Price/Acre: \$108,900
Sale Price/SF: \$2.50

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.91 Acre Office/Retail Development Site, Will Divide. 510 Ft. Frontage on IL Route 4, Located next to Dollar General, Farmers & Merchants Bank, O'Reilly Auto Parts & Brightly Senior Living. Less than 5 Miles to Mid-America Airport, Scott Air Force Base, and I-64. Agent Interest.

PROPERTY INFORMATION:

Parcel No: 10-29.0-312-039	TIF: No	Property Tax: \$95.00
County: St. Clair	Enterprise Zone: Yes	Tax Year: 2021
Zoning: Commercial	Survey: No	
Zoning By: Mascoutah	Environmental: No	Traffic Count: 7400
Complex:	Archaeological: No	Topography: Level

UTILITY INFORMATION

Water Provider: Mascoutah	Service:	Location: On Site
Sewer Provider: Mascoutah	Service:	Location: On Site
Gas Provider: Ameren Illinois	Service:	Location: On Site
Electric Provider: Ameren Illinois	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Paul Murphy, Des. Managing Broker
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