

# 0.98 Acre Corner Development Site

4 East Washington St., Millstadt, IL 62260



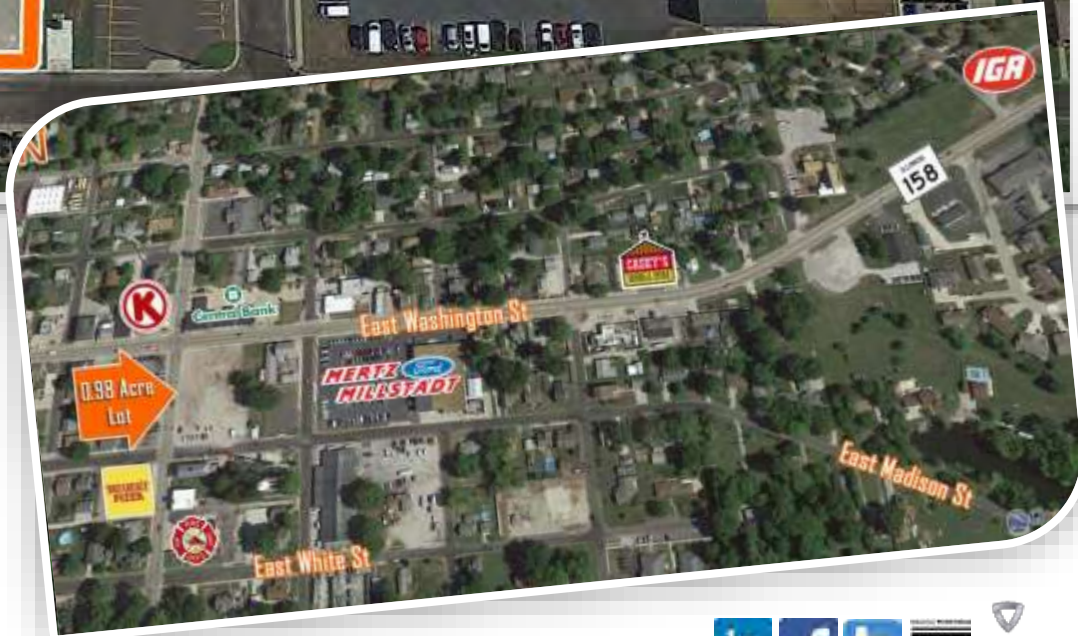
Sale Price: \$475,000

- 0.98 Acre Development Site
- Corner Lot
- Located at a Lighted 4 way Stop
- All Utilities On Site
- Combined Traffic Count of 14,800

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)





**Listing No:** 2086

**Land**

4 East Washington Street  
Millstadt, IL 62260

**Total Acres Available:** 0.98

**Min Divisible Acres:** 0.98

**LAND MEASUREMENTS:**

**Acres:** 0.98

**Frontage:** 160' East Washington and 242'  
South Jefferson FT

**Depth:** 242' FT

**Subdivide Site:** No

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$475,000  
**Sale Price/Acre:**  
**Sale Price/SF:** \$11.12

**TRANSPORTATION :**

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

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

0.98+/- Acres located at the "epicenter" of Millstadt, Illinois. Lighted 4-way stop, with a combined traffic count of 14,800 CPD. All utilities available at site.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 12-10.0-300-017	<b>TIF:</b> No	<b>Property Tax:</b> \$1,595.34
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2017
<b>Zoning:</b> B-2 Highway Business	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Millstadt	<b>Environmental:</b> No	<b>Traffic Count:</b> 9,800 E.Washington & 5,000 S. Jefferson
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> Village of Millstadt	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Village of Millstadt	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b> Charter	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

Matt Barriger  
Office: (618) 277-4400  
mattb@barbermurphy.com  
Cell: (618) 973-5507

