

For Sale → 2 Commercial Development Sites

320 East US Highway 40
Troy, Illinois 62294



- 1.35 And 2.05 Commercial Development Sites Available For Sale
- Excellent Location on Highway 40 with 10,600 ADT
- Only 2 Miles to I-55/70, Exit 17
- Zoned C-3 Commercial

Sale: \$3.00 per SF

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Principal - Designated Managing Broker
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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: 530

Land

320 East Highway 40
Troy, IL 62294

SALE INFORMATION:

For Sale: Yes
Sale Price: \$176,500
Sale Price/Acre: \$130,680
Sale Price/SF: \$3.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

1.35 AC on E Hwy 40 in Troy zoned C-3 Hwy Commercial. Close to Triad High School and 2 miles from the Hwy 40 and I-55/70 interchange.

Total Acres Available: 1.35

Min Divisible Acres: 1.35

LAND MEASUREMENTS:

Acres: 1.35
Frontage: 85 FT
Depth: 215 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-55/70
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

Parcel No: 09-2-22-09-20-402-031
County: Madison
Zoning: C-3
Zoning By: Troy
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No

Property Tax: \$2,038.94
Tax Year: 2017
Traffic Count: 10600
Topography: Flat

UTILITY INFORMATION

Water Provider:	City of Troy	Service:	Location:	Site
Sewer Provider:	City of Troy	Service:	Location:	Site
Gas Provider:	Ameren Illinois	Service:	Location:	Site
Electric Provider:	Ameren Illinois	Service:	Location:	Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

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Listing No: 530

Land

East US Highway 40
Troy, IL 62294

SALE INFORMATION:

For Sale: Yes
Sale Price: \$267,900
Sale Price/Acre: \$130,680
Sale Price/SF: \$3.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.05 Acre commercial development site on East Highway 40 in Troy, IL. Zoned C-3 Hwy Commercial. Close to Triad High School and 2 Miles from the Hwy 40 and I-55/70 interchange, Exit 17.

Total Acres Available: 2.05

Min Divisible Acres: 2.05

LAND MEASUREMENTS:

Acres: 2.05
Frontage: 255 FT
Depth: 351 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-55/70
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

Parcel No: 09-1-22-09-20-402-007.001
County: Madison
Zoning: C-3
Zoning By: City of Troy
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,657.18
Tax Year: 2017
Traffic Count: 10600
Topography: Flat

UTILITY INFORMATION

Water Provider:	City of Troy	Service:	Location:	Site
Sewer Provider:	City of Troy	Service:	Location:	Site
Gas Provider:	Ameren Illinois	Service:	Location:	Site
Electric Provider:	Ameren Illinois	Service:	Location:	Site
Telecom Provider:		Service:	Location:	

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