

TWO C-2 ZONED COMMERCIAL PARCELS FOR SALE

IL Route 15 & Jefferson Rd., Belleville, IL 62221



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

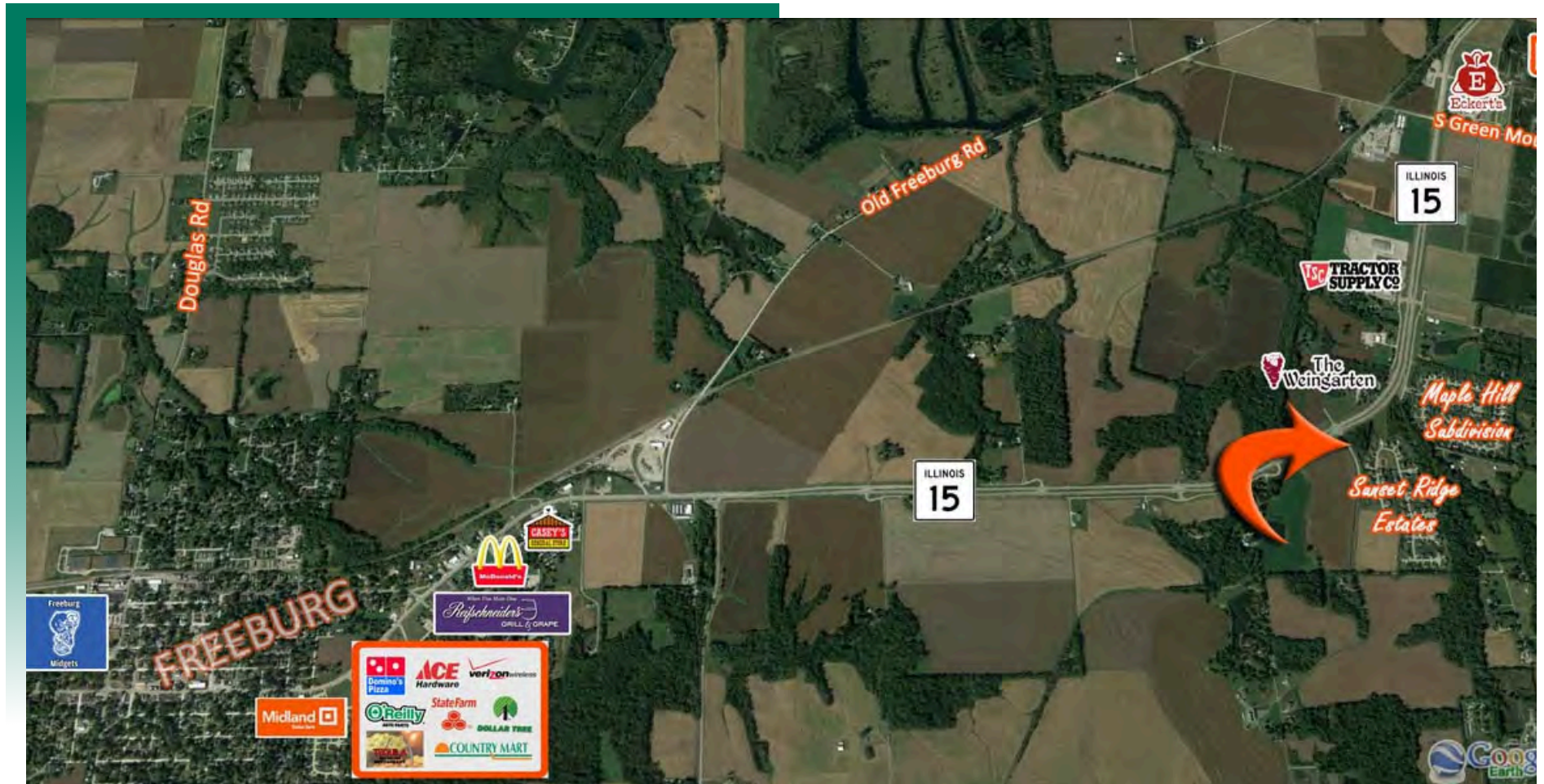
Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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.

AREA MAP

IL Route 15 & Jefferson Rd., Belleville, IL 62221



LOCATION OVERVIEW

Situated on the corner of IL Rt. 15 & Jefferson Road with 13,800 ADT. 716' of Frontage on IL Route 15.

LAND PROPERTY SUMMARY

ROUTE 15 & JEFFERSON RD

LISTING # 2126

LOCATION DETAILS:

Parcel #: 14060300045/14060400011
County: IL - St. Clair
Zoning: C-2 - City of Belleville

PROPERTY OVERVIEW:

Lot Size: 2.84 Acres
Min Divisible Acres: 0.69
Max Contig Acres: 2.15
Frontage: 716'
Depth: IRR
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,800
Taxes: \$1,152.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$279,900
Price / Acre: \$98,556
\$/SF (Land): \$2.26

UTILITY INFO:

Water Provider: City of Belleville
Water Location: On Site
Sewer Provider: City of Belleville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

Two Parcels for Sale; Will Divide. 2.15 and 0.69 Acres. Zoned C-2 Commercial. All Utilities are On Site.