

Commercial Developed Lots

7346 - 7354 State Route 162, Troy, IL 62294



1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
Fax (618) 277-4407
www.barbermurphy.com

Collin Fischer
C: 618.420.2376
CollinF@barbermurphy.com

Sale: \$7.00 per SF

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.

Individual Memberships
CCIM
Individual Memberships
Society of Industrial and Office REALTORS



BARBERMURPHY GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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Land 1.00 Acres

7350 State Route 162
Troy, IL 62294

SALE INFORMATION

For Sale: Yes
Sale Price: \$304,920
Sale Price/Acre: \$304,920.00
Sale Price/SF: \$7.00
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Flat



PROPERTY INFORMATION

File No: 1447	Frontage: 150 FT	Depth: 285 FT
Parcel No: 09-2-22-06-00-000-018	Survey: No	Archeological: No
County: Madison	Environmental: No	Traffic Count: 9,250 ADT
Zoning: C-3	Property Tax: \$74	Rail Provider:
Zoning By: Troy	TIF: No	Tax Year: 2014
Complex:		Enterprise Zone:
Acres: 1.00		

UTILITY INFORMATION

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

COMMENTS

3 AC total. Each parcel is 1 AC. Property has access from State Route 162, less than 1/2 mile from new I-55/I-70 interchange at Troy, IL. Less than 1/2 mile to the new Father McGivney Catholic High School. Just east of the Anderson Hospital campus in Maryville. Developed lots with all utilities. Seller will Divide.

Listing Broker(s)

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