

Commercial Development Site

St. Thomas Rd. & West Chain of Rocks Rd.
Granite City, IL 62040



Sale Price: \$300,000

1173 Fortune Blvd.

Shiloh, IL 62269

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BARBERMurphy
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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.

- ❖ 7.13 Acre Development Site available for Sale
- ❖ Great Corner Location
- ❖ 500' of Frontage on West Chain of Rocks Rd.
- ❖ Ideally located less than ½ mile to I-270, Exit 3
- ❖ All Utilities available

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REALTORS

Listing No: 1221

Land

**St. Thomas Rd & West Chain of Rocks Rd
Granite City, IL 62040**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$300,000
Sale Price/Acre: \$42,076
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

7.13 Acre Corner Development Site with 500' of Frontage. Located less than 5 minutes from I-270 and 1 block east of Route 3. All utilities available.

Total Acres Available: 7.13

Min Divisible Acres: 7.13

LAND MEASUREMENTS:

Acres: 7.13
Frontage: 500 FT
Depth: 624 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-270
Rail: No
Barge: No
Airport:



PROPERTY INFORMATION:

Parcel No: 18-1-14-29-04-401-053	TIF: No	Property Tax: \$7,987.00
County: Madison	Enterprise Zone: No	Tax Year: 2015
Zoning: B-3: Highway Business	Survey: No	
Zoning By: Granite City	Environmental: No	Traffic Count: 52,400 (I-270), 16,400 (Rt. 3)
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: Mitchell Water District	Service:	Location: Available
Sewer Provider: Madison Co. Special Area #1	Service:	Location: Available
Gas Provider: Ameren	Service:	Location: Available
Electric Provider: Ameren	Service:	Location: Available
Telecom Provider:	Service:	Location:

Listing Broker(s)

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