

FOR SALE

+/- 1.6 ACRES

Located near the corner of Route 111 and Wesley
Wood River, IL

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+/- 1.6 Acre Commercial Site

168' Frontage on Wesley Drive

- Within blocks of Walmart Super Store
- Adjacent to Aldi's Grocery Store
- Visible from Route 111
- Great location with high visibility
- Approximately 10,000 vehicles per day
- Additional ground available
- **\$7.00 - \$9.00/Ft**
- Parcel # 19-2-08-23-00-000-042

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



COMMERCIAL BUILDING INFORMATION

Building Name: N/A

Address: Per County Records: State Rout 111

City: Woodriver **State:** IL. **Zip:** 62095 **County:** Madison

Building Size: Land only

Usable/Rentable: N/A **Total Space Available Now:** _____

Year Built: N/A **Number of Floors:** N/A

Ceiling Height: N/A **Elevators:** No **Sprinklers:** No

Overhead Doors: None

Lot Size: 1.6 Acre **Frontage:** 168 ft. **Depth:** 220 ft.

Parking Spaces: N/A

Zoning: Agricultural / Potential Comm. **By:** 19-2-08-23-00-000-042

Permanent Parcel #: 19-2-08-23-00-000-042

Taxes (Year): 2013

Sale Price: \$7.00 to \$9.00 per sq. ft.

Lease/Sub-Lease Rate: _____

Lease Rate Includes: _____

Comments: Great development location adjacent to Aldi store. More ground available if needed. Curb cuts are in to access from Wesley Rd. Basic lot dimensions; 170 x 220 sf.

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