

For Sale Commercial Site

1.26 Acres

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BAR & GRILL
SMITHTON, IL

ILLINOIS
159



- ◆ 1.26 Acre Commercial Development Site
- ◆ 150' Frontage with 10,700 ADT on Route 159
- ◆ Site is surrounded by mixed use retail properties
- ◆ All Utilities on Site

Google earth



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Sale Price: \$149,000



BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269

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Land **1.26 Acres**

4053 State Route 159
Smithton, IL 62285

SALE INFORMATION

For Sale: Yes
Sale Price: \$149,900
Sale Price/Acre: \$118,968.25
Sale Price/SF:
Land Lease: No
Lease Rate:
Subdivide Site: No
Topography: Flat



PROPERTY INFORMATION

File No: 1127-1	Frontage: 150 FT	Depth:
Parcel No: 13-28.0-409-008	Survey: No	Archeological: No
County: Saint Clair	Environmental: No	
Zoning: B-1	Traffic Count: 10,700 ADT	Rail Provider:
Zoning By: Smithton	Property Tax: \$4,324	Tax Year: 2010
Complex:	TIF: No	Enterprise Zone:
Acres: 1.26		

UTILITY INFORMATION

Water Provider: Smithton	Service:	Location: On Site
Sewer Provider: Smithton	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Monroe County Electric	Service:	Location: On Site
Telecom Provider:	Service:	Location:

COMMENTS

1.26 acres of commercial land surrounded by mixed use retail properties and at the entrance to Manors or Stonefield residential subdivision. 150' frontage on high trafficked Hwy. 159. All utilities on site.

Listing Broker(s)

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