

# Commercial Development Site

Marine Road  
Edwardsville, IL 62025



- ◆ 3.99 Acre Development Site
- ◆ All Utilities at or near Site
- ◆ Would make an ideal location for Memory Care or Assisted Living Facility
- ◆ Located less than 2 miles from I-55, exit 23

**Sale Price: \$275,000**



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**Listing No:** 1744

**Land**

**Marine Road  
Edwardsville, IL 62025**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$275,000  
**Sale Price/Acre:** \$68,922  
**Sale Price/SF:** \$1.58

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

3.99 Acres on Marine Road. Property has access to driveway and IDOT access apron on file at Madison County. All utilities at or adjoin site. Fronts on Hwy 143. Ideal for Senior Living/ Memory Care Facility.

**Total Acres Available:** 3.99

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 3.99  
**Frontage:** 395 FT  
**Depth:** Varies FT

**Subdivide Site:** Possible

**TRANSPORTATION :**

**Interstate:** I-55  
**Rail:** No  
**Barge:** No  
**Airport:** No

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-1-16-07-00-000-018.003	<b>TIF:</b> No	<b>Property Tax:</b> \$3,204.00
<b>County:</b> Madison	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2016
<b>Zoning:</b> B-2	<b>Survey:</b> Yes	
<b>Zoning By:</b> Edwardsville	<b>Environmental:</b> No	<b>Traffic Count:</b> 4,950
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> Edwardsville	<b>Service:</b>	<b>Location:</b> At Site
<b>Sewer Provider:</b> Edwardsville	<b>Service:</b>	<b>Location:</b> Easement to
<b>Gas Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> At Site
<b>Electric Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> At Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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