

For Sale Commercial Corner Lot



Hwy. 159 & South Morrison Collinsville, IL 62234

- ◆ 1.7 acres on corner
- ◆ Zoned B-4 Commercial
- ◆ Will divide
- ◆ Utilities at site
- ◆ Signalized corner
- ◆ More land available
- ◆ Two potential access points
- ◆ **Sale Price: \$149,000**

Terry Johnson
C: 618.977.8367
TerryJ@barbermurphy.com

Individual Memberships



Individual Memberships



BARBERMurphy
GROUP
COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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

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.

BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

www.barbermurphy.com

Land 1.74 Acres

Hwy. 159 & S. Morrison
Collinsville, IL 62234

SALE INFORMATION

For Sale: Yes
Sale Price: \$149,000
Sale Price/Acre: \$85,632.18
Sale Price/SF:
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography:



PROPERTY INFORMATION

File No: 1025-1	Frontage:	Depth:
Parcel No: 03-04.0-204-007	Survey: Yes	Archeological: No
County: St. Clair	Environmental: No	Rail Provider:
Zoning: B-4 Commercial	Traffic Count: 22,100 ADT	Tax Year: 2012
Zoning By: Collinsville	Property Tax: \$1,309	Enterprise Zone:
Complex:	TIF: No	
Acres: 1.74		

UTILITY INFORMATION

Water Provider: Collinsville	Service:	Location: On Site
Sewer Provider: Collinsville	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

COMMENTS

Signalized corner location. Utilities at site. More ground available. Will divide. There are 8 tax parcels that make up the 1.74 ac.

Listing Broker(s)

Terry Johnson
Office: (618) 277-4400
Email: terryj@barbermuphy.com
Cell: (618) 977-8367