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 <u>TerryJ@barbermurphy.com</u>



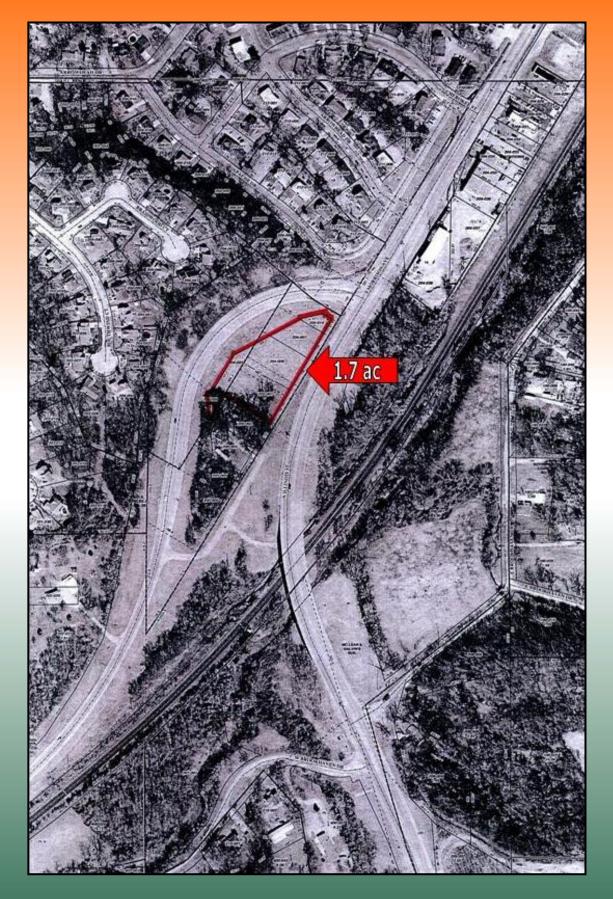
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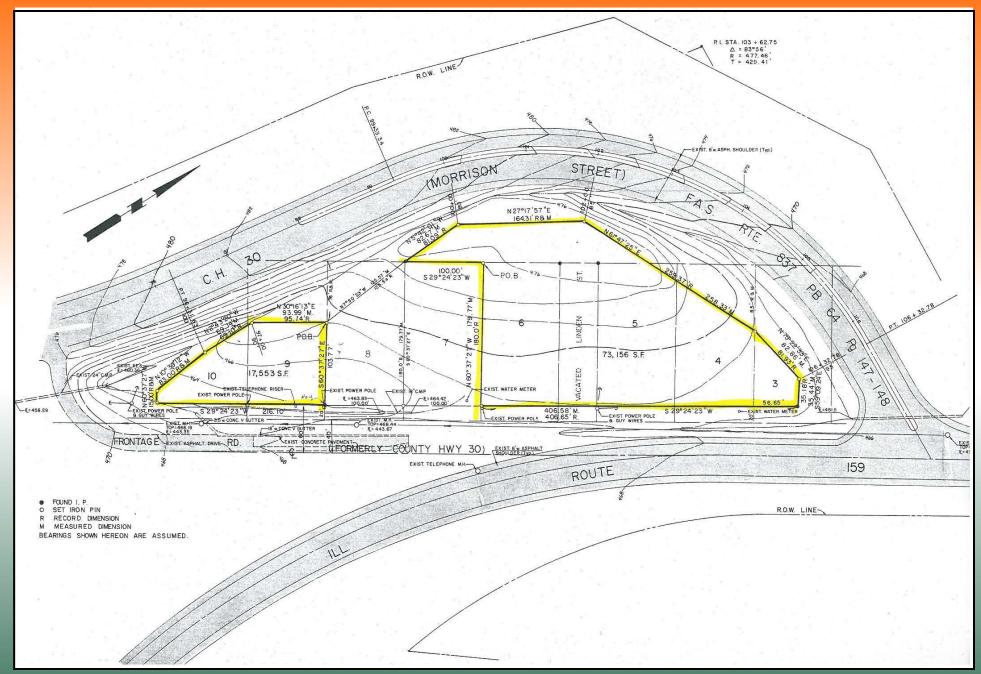
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Plat Map





PLAT MAP







OMMERCIAL • 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



PROPERTY INFORMATION 1025-1 File No: Frontage: Depth: Parcel No: 03-04.0-204-007 Survey: Yes Archeological: No County: St. Clair Environmental: No **B-4** Commercial Zoning: **Traffic Count:** 22,100 ADT **Rail Provider:** Collinsville Zoning By: **Property Tax:** \$1,309 2012 Tax Year: Complex: TIF: No **Enterprise Zone:** 1.74 Acres: **UTILITY INFORMATION** Location: On Site Water Provider: Collinsville Service: 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: Listing Broker(s) **COMMENTS Terry Johnson** Signalized corner location. Utilities at site. More ground available. Will divide. There are 8 tax parcels that make Office: (618) 277-4400 up the 1.74 ac. Email: terryj@barbermuphy.com

Cell: (618) 977-8367