

FOR SALE

+/-6 ACRES

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

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+/- 6 Acre Commercial Site

- Near Aldi's Grocery Store
- Frontage on both lots facing Wesley
- Within blocks of Walmart Super Store
- Visible from Route 111
- Great location with high visibility
- Parking installed
- Curbs cut in place
- Adjacent ground available
- **\$6.00 - \$10.00/Ft (Will Divide)**
- Parcel ID# 19-1-08-23-00-000-009

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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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 Route 111 (Wesley Rd.)

City: Wood River **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: 6 total Acres (2 or 3.8 Ac.) **Frontage:** 230 ft. **Depth:** Varies 240 to 420 ft.

Parking Spaces: N/A

Zoning: Agricultural / potential Comm. **By:** City of Wood River

Permanent Parcel #: 19-1-08-23-00-000-009

Taxes (Year): 2013

Sale Price: \$6.00 to \$10.00 per sq. ft.

Lease/Sub-Lease Rate:

Lease Rate Includes:

Comments: Development location. The original lot is now separated by Wesley Rd. 2 acers on the West side and 3.8 on the east side. The Two Acres ; pad ready with parking lot and both with curb cuts.

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