

FOR SALE

+/-5.28 ACRES

Located at the corner of I-255 & Route 111
Wood River, IL

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+/- 5.28 Acre Commercial Site

- Corner of Route 111 and I-255
- Access from Route 111
- Great visibility from 255 and 111
- Near Walmart and Applebee's
- South of the St. Louis Regional Airport
- **\$5.00/Ft**
- Parcel ID# 19-1-08-23-00-000-001.001

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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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 Rout 143

City: Woodriver **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: 5.68 Acres **Frontage:** Limited **Depth:** 660 ft.

Parking Spaces: N/A

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

Permanent Parcel #: 19-1-08-26-00-000-006.003

Taxes (Year): 2013

Sale Price: \$3.00 to \$4.00 per sq. ft.

Lease/Sub-Lease Rate: _____

Lease Rate Includes: _____

Comments: Development location. Trianglur lot measuring 1070 x 550 x 640

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