

# FOR SALE

**1.16 ACRES ZONED PLANNED BUSINESS**  
**526 Maple Street, Shiloh, Illinois**  
**2,076 SF Building: WORK / LIVE OPPORTUNITY**

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**Property offers: 2,076 SF Ranch House  
on 1.16 Acres Zoned Planned Business**

**Excellent location surrounded by major growth:**

- **Approximately 1 Mile from Scott Air Force Base**
- **Close Access to I-64**
- **Close proximity to McKendree Metro Rec Plex (Aquatic Center & Ice Rinks, etc.)**
- **4 +/- Miles from MidAmerica Airport**
- **Zoned: Planned Business**
- **TIF District**
- **19,600 Vehicles per Day on IL Rte 158**
- **Frank Scott Parkway Extension planned in front of this Property**

**Sale Price GREATLY REDUCED: ~~\$249,900.00~~  
\$169,900.00**

**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.*

# FOR SALE

**2,076 SF RANCH HOME ON 1.16 ACRES  
ZONED PLANNED BUSINESS IN TIF DISTRICT  
526 Maple Street, Shiloh, Illinois**

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## WORK / LIVE OPPORTUNITY

Property offers 2,076 SF House Zoned Planned Business

- 3 Bed Rooms
- 1.5 Baths
- Living Room/Cathedral Ceiling
- Dining Room
- Kitchen
- Heated / Air Conditioned Sun Porch
- Large Utility Room with sink, washer/dryer service
  - 6 Pantry/storage units with shelves/doors
    - 2 Units 30 x 24 x 84
    - 4 Units 24 x 24 x 84
  - Laundry Supply Cabinet: 54W x 24D x 36H
- Floored Attic Storage
- Detached Double Car Garage: 24' x 24'
- Farm Shed
- Gas Appliances
- Well Water (City Water Available)
- Septic System (Sewer Available)



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