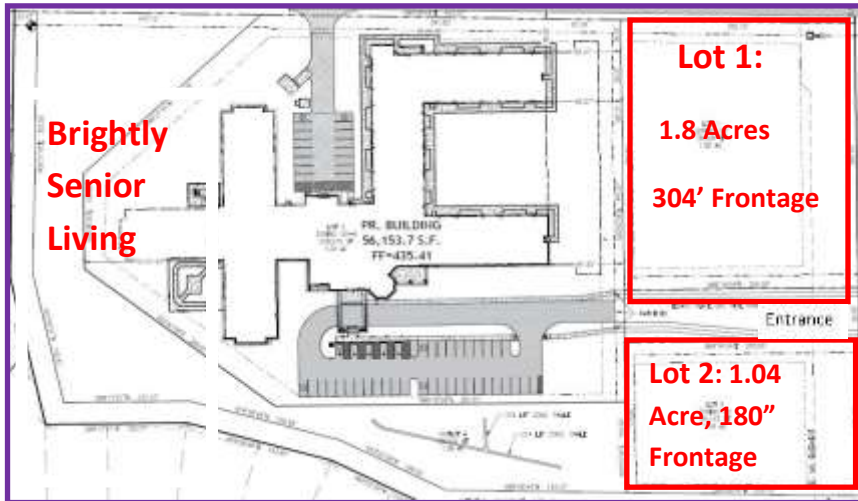


FOR SALE

2 COMMERCIAL LOTS Mascoutah, Illinois 62258

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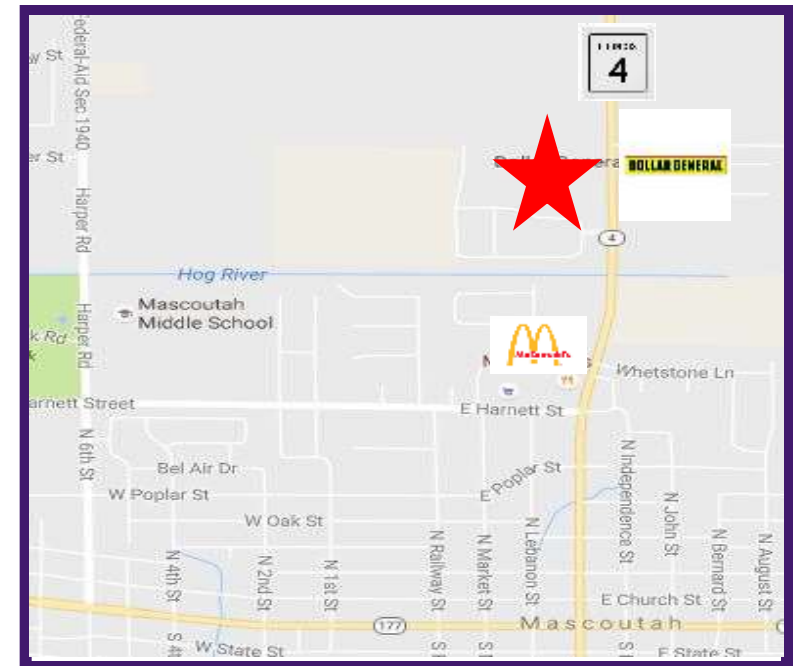
2 Commercial Lots located on Route 4 (Jefferson St)

- 2 Level Lots Zoned Commercial
- All utilities available
- Located near Dollar General, McDonalds, & Casey's
- Situated in front of Brightly Senior Living
- Lots are separated by entrance to Brightly Senior Living
- **Lot 1: 304' Frontage, 1.80 Acres, \$392,040 (\$5.00 psf)**
- **Lot 2: 180' Frontage, 1.04 Acres, \$235,572 (\$5.20 psf)**
- **Broker has ownership interest**

EXPERIENCE... DEDICATION... RESULTS

For information contact:
Dave Kunkel
DAVE@KUNKELCOMMERCIAL.COM
618.632.8200 OFFICE
618.977.1846 MOBILE
618.632.5608 FAX

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O'FALLON, IL 62269
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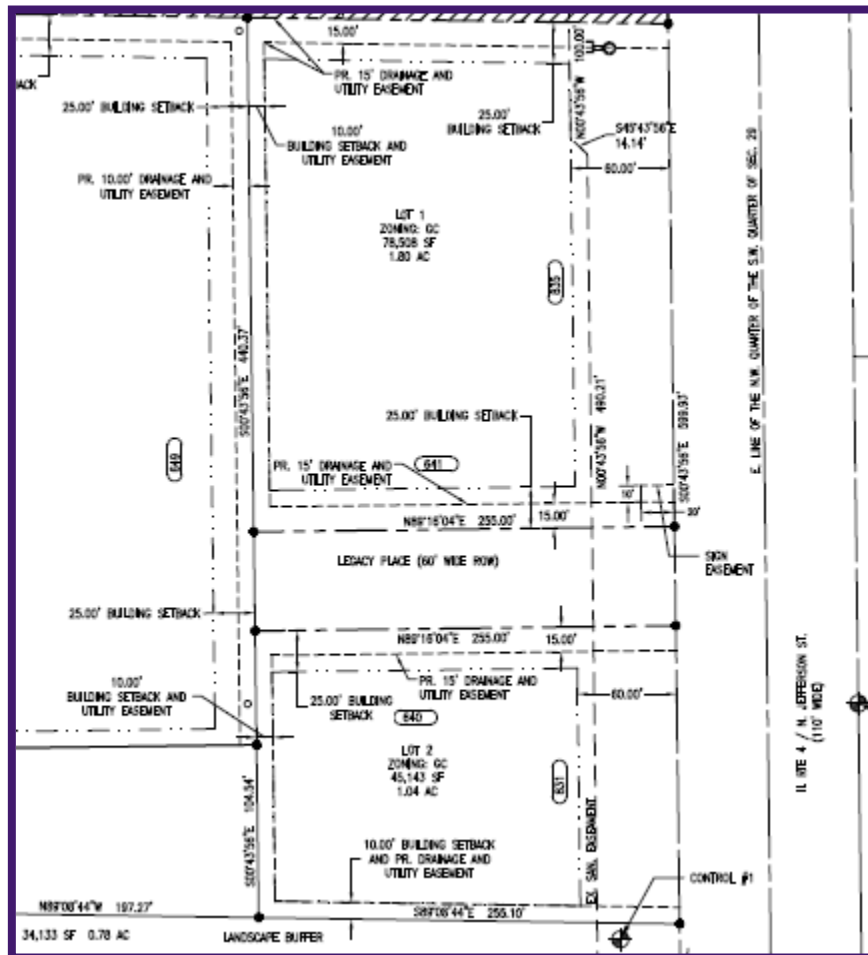


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

SITE PLAN

2 COMMERCIAL LOTS Mascoutah, Illinois 62258

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LOT 1: 1.80 +/- Acres
LOT 2: 1.04 +/- Acres



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LAND SITE INFORMATION

Site Location: Commercial Lots

Address: Route 4 (Jefferson Street)

City: Mascoutah **State:** Illinois **Zip:** _____ **County:** St. Clair

Site Size: Lot 1=1.8 Acres, Lot 2=1.04 Acres **Topography:** Level

Frontage: Lot 1 = 304', Lot 2 = 180' **Depth:** _____

Permanent Parcel #: Not designated yet

Water: yes

Sewer: yes

Natural Gas: yes

Electric: yes

Zoning Classification: Commercial **By:** City of Mascoutah

Sale Price: Lot:1 \$392,040 (\$5.00 psf) Lot 2: \$235,572 (\$5.20psf)

Other Information: All utilities are available. The 2 lots are seperated by the entrance to Brightly Assisted Living.

McDonalds and Dollar General are within view of the building sites.

Retention is provided along with pylon signage. Each lot gets one panel on the pylon signage.

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KUNKEL COMMERCIAL GROUP

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