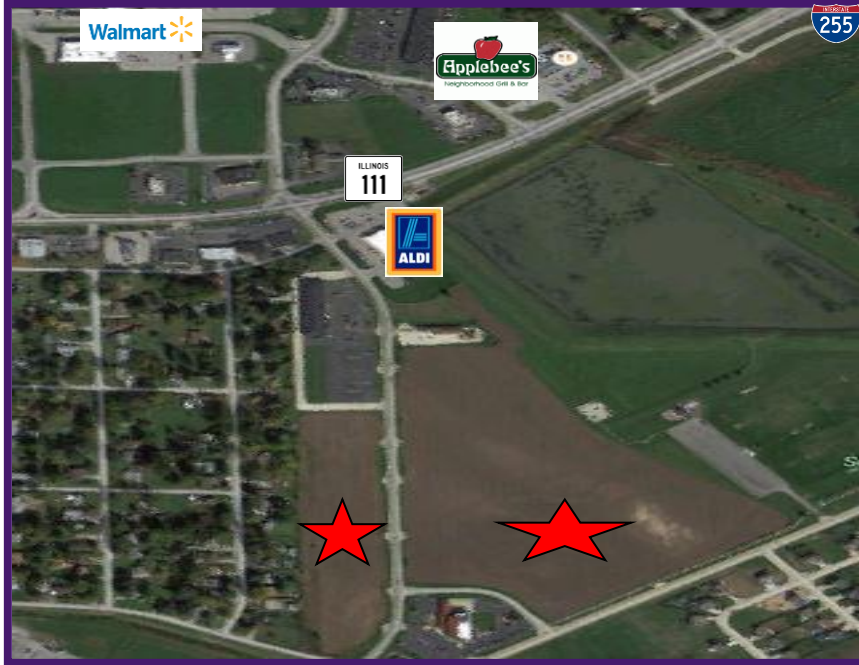


FOR SALE

+ - 30.46 ACRES

7.9 Acres & 22.56 Acres on Wesley Drive
Wood River, IL

WWW.KUNKELCOMMERCIAL.COM WWW.KUNKELCOMMERCIAL.COM



+/- 30.46 Acre Commercial Site

- Property touches Wesley Drive & Rock Hill Rd.
- Near Aldi's, Walmart, & Applebees
- Near Route 111 and I-255
- Over 1000 ft of total frontage
- Property can be divided
- Adjacent property also for sale
- **\$5.50 - \$8.00/Ft**
- Parcel ID# 19-1-08-26-02-201-001

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

James Delgado

JAMES@KUNKELCOMMERCIAL.COM

618.632.8200 OFFICE

314.808.4267 MOBILE

618.632.5608 FAX

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: Old Alton and Edwardsville St.

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: 30.46 total Acres (7.9 Ac & 22.56 Ac.) **Frontage:** 1000 ft. **Depth:** Varies 240 to 620 ft.

Parking Spaces: N/A

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

Permanent Parcel #: 19-1-08-26-02-201-001

Taxes (Year): 2013

Sale Price: \$5.50 to \$8.00 per sq. ft.

Lease/Sub-Lease Rate: _____

Lease Rate Includes: _____

Comments: Development location. The original lot is now separated by Wesley Rd. 7.8 on West Side and 22.56 Ac. On the East Side

KUNKEL COMMERCIAL GROUP

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