

FOR SALE

Commercial Lots

300 and 308 Jarvis Court, Troy, IL 62294

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Commercial Lots, Troy, IL

- Two contiguous lots with frontage on Edwardsville Road (IL Rte 162) and Jarvis Court. Both lots total approximately 1.29 Acres (56,247 Sq. Ft.)
- 12,900 Vehicles Per Day on Edwardsville Rd., (IL Rte. 162)
- Zoned C-2 General Commercial
- Approx. 1.5 Miles from I-55/I-70 Interchange
- Excellent Location for Retail, Doctor, Law Office, Dentist, Financial Advisor, etc.
- **Sale Price: \$253,111.50 (\$4.50 per Sq.Ft.)**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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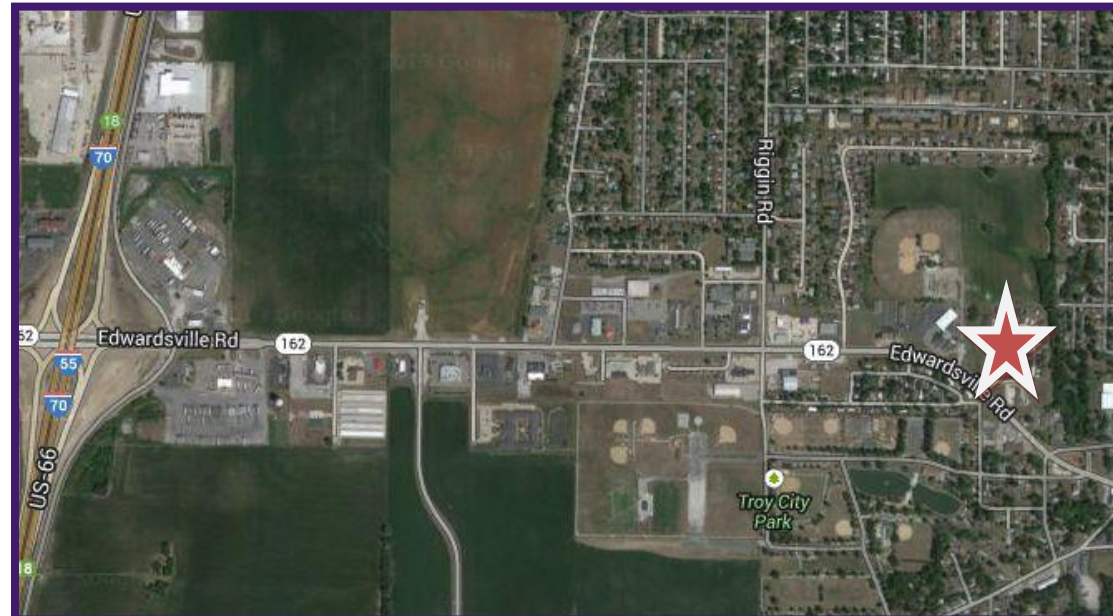
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784 WALL STREET, SUITE 100A

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.



LAND SITE INFORMATION

Site Location: 300 and 308 Jarvis Court

Address: 300 and 308 Jarvis Court

City: Troy **State:** IL **Zip:** 62294 **County:** Madison

Site Size: 56,247 Total SF **Subdivide Site:** Will Consider **Topography:** Flat

Frontage: Edwardsville Road (IL Rte 162) & Jarvis Ct. **Depth:** 223' +/-

Permanent Parcel #: 09-2-22-09-06-101-014 AND 015

Water: City of Troy **Located:** _____

Sewer: City of Troy **Located:** _____

Natural Gas: Ameren **Located:** _____

Electric: Southwestern Electric **Located:** _____

Zoning Classification: C-2, General Commercial **By:** Troy

Traffic Count: 12,900 VPD on Edwardsville Rd. (IL RTE 162) **Taxes:** 308: \$1,519.16 (2012); 300: \$1,547.00 (2012)

Enterprise Zone: No **TIF:** No

Industrial Park: _____ **Name:** _____

Rail Service: _____ **Rail Road Name:** _____

Sale Price: \$253,111.50 (\$4.50 per Sq. Ft.) **Terms:** _____

Land Lease: N/A **Terms:** _____

Other Information: _____

Two lots total 1.29+ Acres (56,247 Sq. Ft.) offer an excellent location for retail, professional offices, day care, etc.

Great visibility on Edwardsville Rd., (IL Rte 162). Less than 1.5 Miles from I-55 / I-70 Interchange.

Troy is a charming growing community located 20 miles northeast of Downtown St. Louis.

KUNKEL COMMERCIAL GROUP

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