

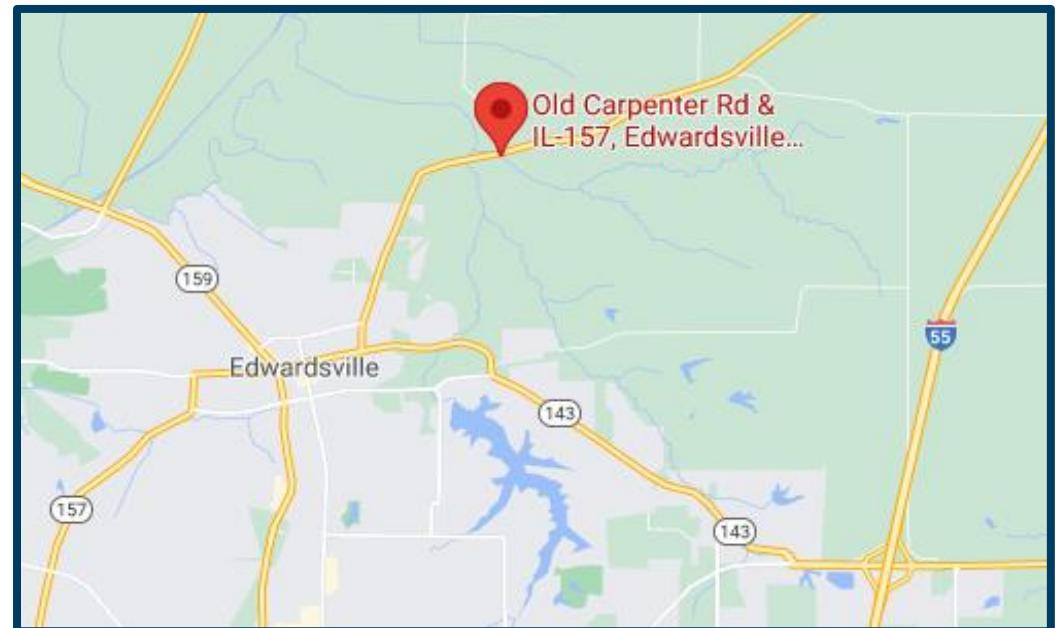
FOR SALE

**REDEVELOPMENT
SITE
OPPORTUNITY**

**4601 & 4621 N State Route 157
Edwardsville, Illinois 62025**



- 22.53 +/- Acres
- Parcel ID #'s 14-1-15-01-00-000-006, -007 and -008
- Zoned: R-2 Single Family with COMMERCIAL POTENTIAL
- Located along State Route 157 & Old Carpenter Road
- Electric, Water and Sewer to the Property
- Adjacent to the MCT 18.4 mile Quercus Grove Trail
- 2-Miles North of Downtown Edwardsville
- **Sale Price: \$799,000**



For information, contact:

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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.