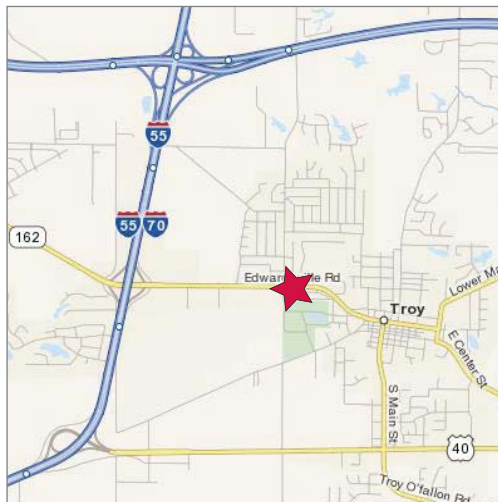


FOR SALE

1.5 - 2.8 Acres Commercial Land

440 Edwardsville Rd (Hwy 162 & Riggins Rd), Troy IL 62294



Property Highlights

- 1.51 acre corner development site with additional 1.37 acres available
- Strong retail area great for bank, restaurant, C-store and more
- Located 3/4 mile from I-55 & Hwy 162, where a new 5-lane bridge is under construction
- Zoned commercial

Sale Price

\$888,000 (\$13.50 psf) - for 1.51 ac.



Commercial Real Estate Services, Worldwide.

Contact

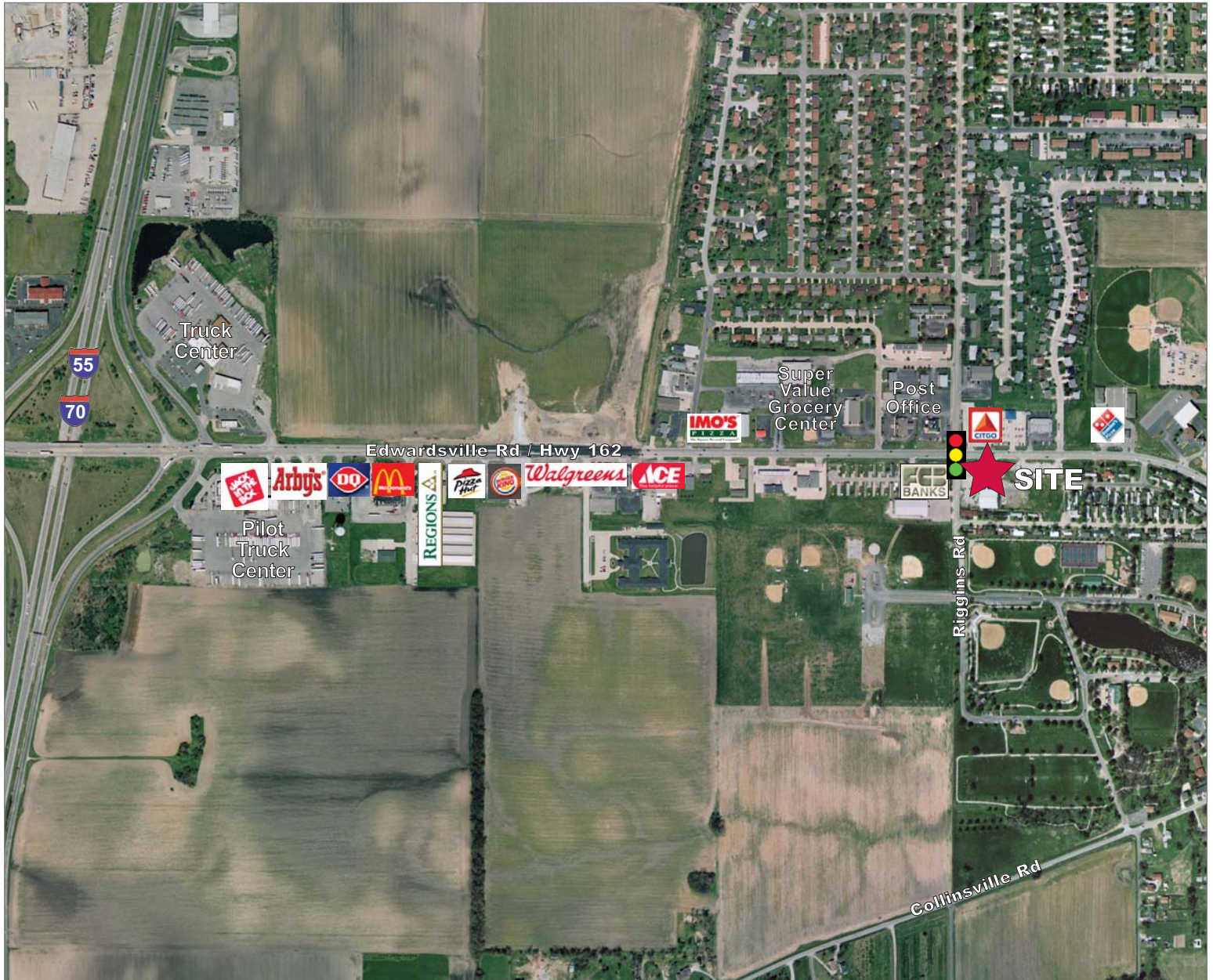
David Wittenauer, CCIM
618 632 3060
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com

AREA RETAILERS

440 Edwardsville Rd (Hwy 162 & Riggins Rd), Troy IL 62294



Commercial Real Estate Services, Worldwide.

Contact

David Wittenauer, CCIM
618 632 3060
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com