



FOR SALE

0.88 ACRES AVAILABLE FAIRVIEW HEIGHTS, IL

Key Features

- Parcel size: 38,333 sqft ./ 0.88 Acres
- 5,574 SF free -standing building on site
- 230' of frontage / 14,300 AD T
- Located 1 mile from I -64 (exit 12), St. Clair Square Mall and big box retailers

Property Highlights

- Use: the property is undeveloped excess land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat
- **Site may be restricted against uses competitive with C -Store/Fuel**

Tax Parcel ID	2024 RE Tax	Zoning	Asking Price
04 -12-23-203 -022	\$7,935	B-3	Contact Broker

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS**Mike Durbin**
Broker Associate618-277-4400
miked@barbermurphy.com CUSHMAN &
WAKEFIELD**James Lewis**
Sr. Manager+1314 391 2757
James.lewis@cushwake.com

cushmanwakefield.com