

Development Opportunity Ground Lease Available!

PROPERTY ADDRESS:

3412 Fosterburg Rd
Alton, IL 62002

1.31 (+/-) ACRES, GROUND LEASE DEVELOPMENT

57,063 Sq. Ft.

- Perfect for bank, fast food, retail use, office building, storage units or more.
- Includes Permanent easement with extra parking.
- Near many residential houses, apartments, SIUE dental school and more.
- Located seconds from highway 255 with traffic counts around 14,500 daily, traffic counts on Fosterburg rd., over 7,000 daily.
- Next to the well-known Moonlight Restaurant, gas station, car wash, residential neighborhood and more!



Land Lease or For Sale, Call Ron Kramer (Owner) 314-221-6276

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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Ground Lease Price:

\$ 0.62 Sq. Ft.

(Estimate \$2,948 Monthly, Plus NN)

Parcel #:

23-2-08-04-01-102-026.

Site Information:

- Gross Land 1.31 Acres (Without House)

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Area Information:

Located 25 miles north of St. Louis, Missouri, Alton is full of history, recreational opportunities, and business prospects. Founded in 1837 Alton is home to the Jacoby Arts Center, the Alton Little Theater, the Alton's Children's Theater, three historic districts, the Alton Museum of History and Art, the Elijah P. Lovejoy Monument, the Southern Illinois University School of Dental Medicine, the Alton Marina, the Alton Amphitheater, the National Great Rivers Research and Education Center, the Melvin Price Locks and Dam, the Meeting of the Great Rivers Scenic Byway, and a variety of other educational and recreational institutions. Alton School District and several private and parochial schools provide a wonderful education to our children. Lewis and Clark Community College, Southern Illinois University at Edwardsville, and the many colleges and universities in St. Louis make higher education accessible to residents of Alton. Large employers include the Alton School District, Alton Memorial Hospital, Alton Steel, Inc., American Water Company, Argosy Casino, Global Brass and Copper, Inc., Millers First Insurance Company, Olin Corporation, Riverbend Head Start & Community Services, and Saint Anthony's Health Center. A variety of locally owned small businesses are also located in Alton.

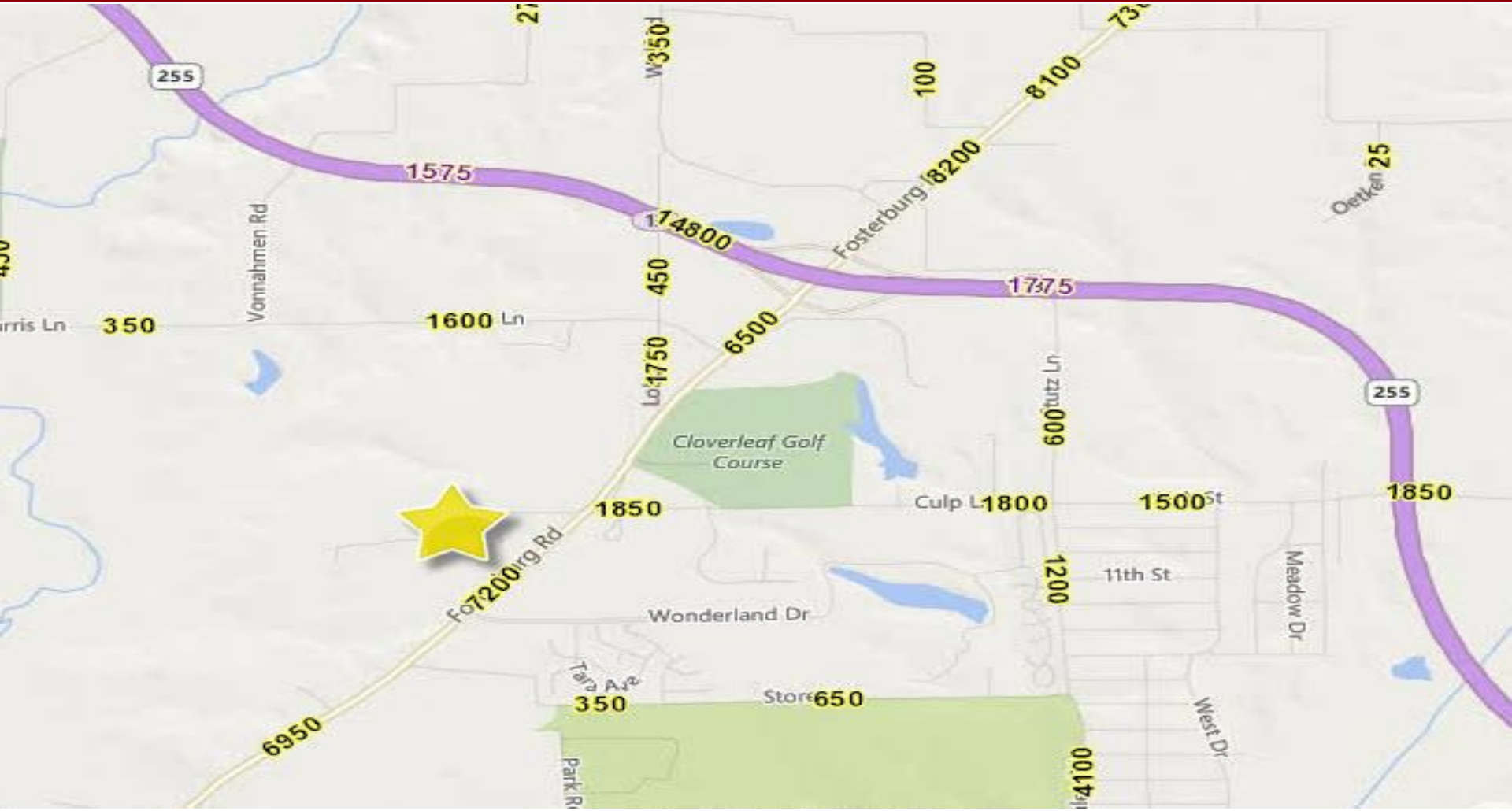
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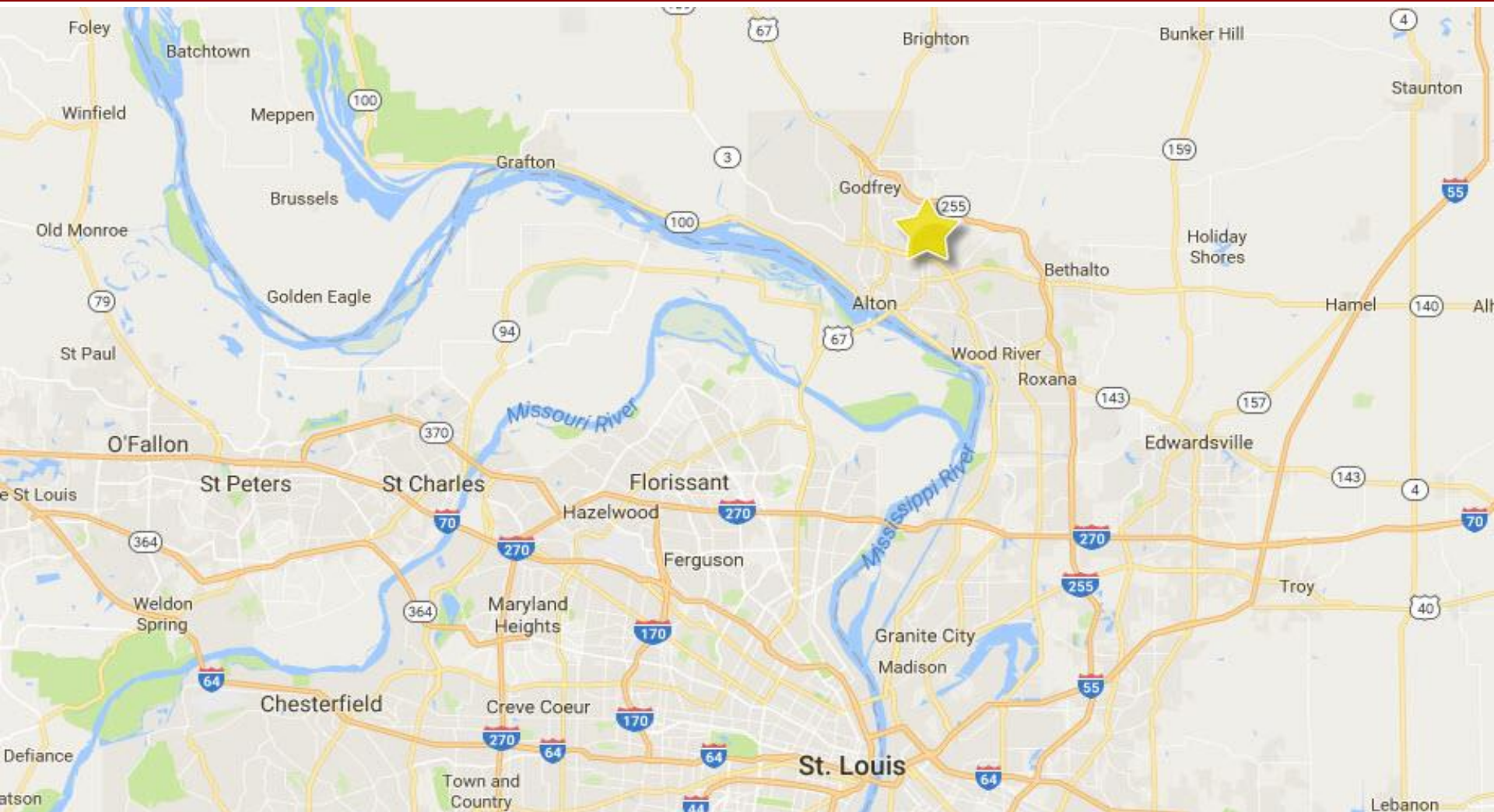
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