



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 ADT
- 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 |

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