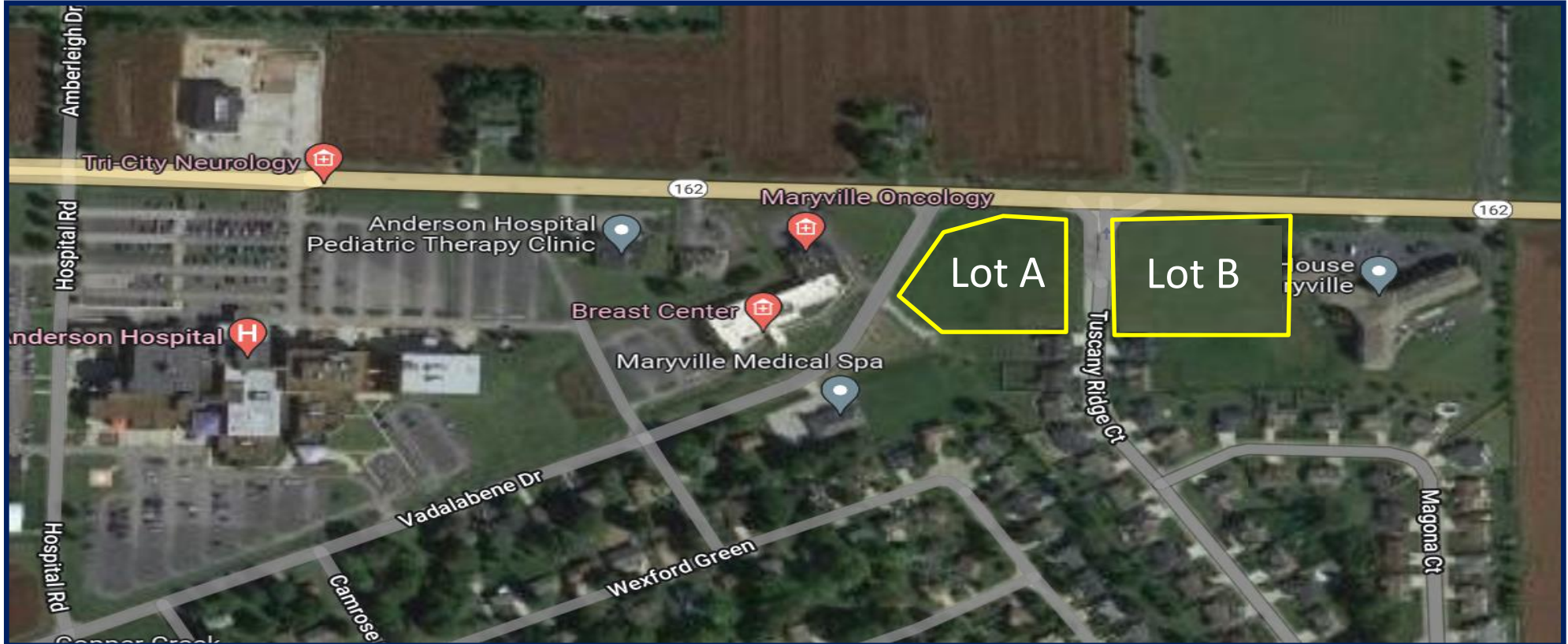


FOR SALE

2 Commercial Lots

Route 162, Maryville, IL 62062

■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■



Just East of Anderson Hospital on IL Route 162

- Lot A: 1.93 Acres (84,112 SF) 180' Frontage
- Lot B: 1.86 Acres (81,073 SF) 261' Frontage
- Interstates 55, 70, & 270 within 2 miles
- All Utilities
- Zoned B1
- Sale Price: \$6.50 PSF

For information Contact:

DAVE KUNKEL

Broker

DAVE@CHOOSEKWG.COM

618.202.4500 OFFICE

618.977.1846 MOBILE

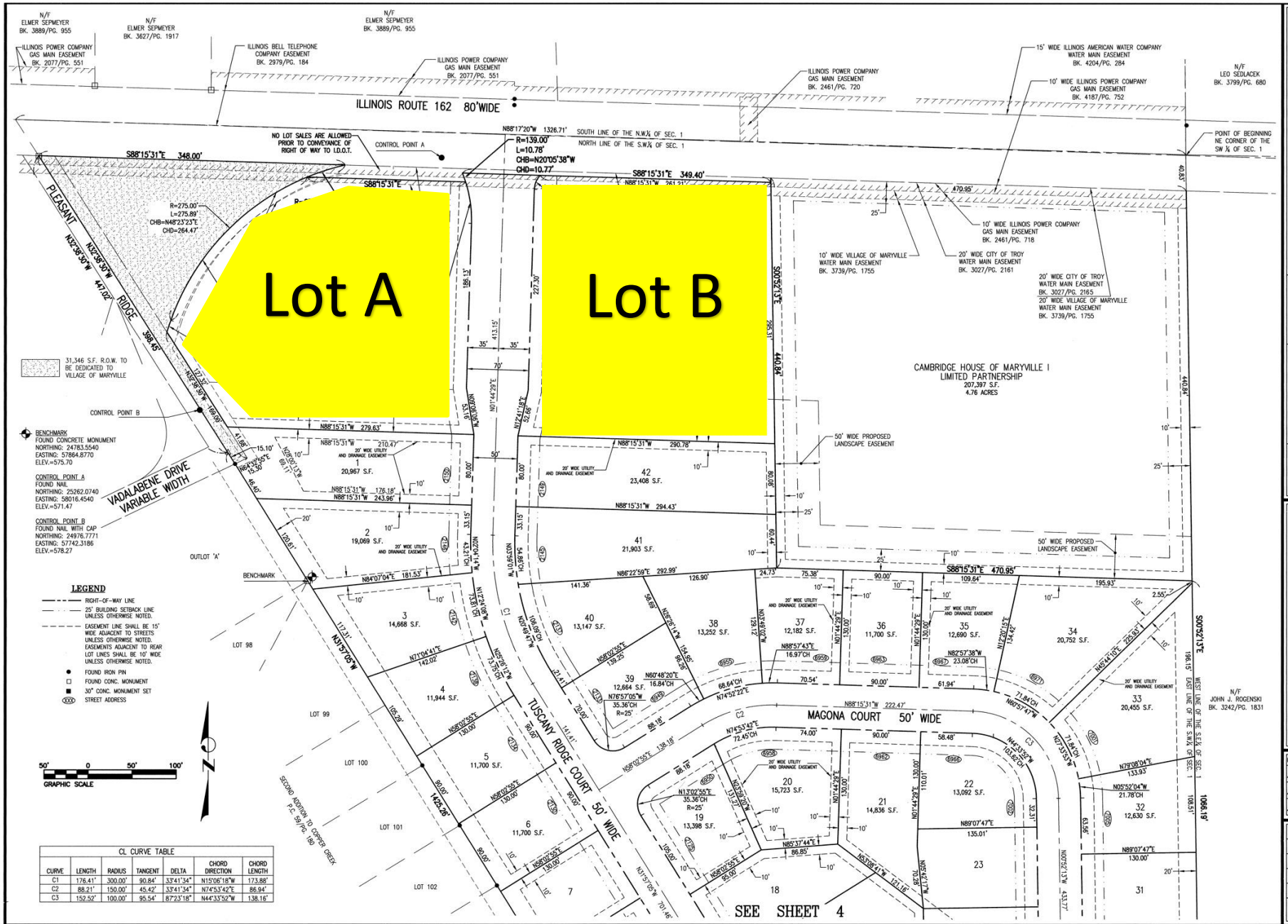
784 WALL STREET, SUITE 150

O'FALLON, IL 62269

Choosekwg.com



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.



- LEGEND**
- RIGHT-OF-WAY LINE
 - - - 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
 - - - EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED. EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
 - FOUND IRON PIN
 - FOUND CONC. MONUMENT
 - 30' CONC. MONUMENT SET
 - ⊙ STREET ADDRESS



CL CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	176.41'	300.00'	90.84'	33°41'34"	N19°08'16"W	173.88'
C2	88.11'	150.00'	45.42'	33°41'34"	N76°53'27"E	86.94'
C3	152.52'	100.00'	95.54'	87°23'18"	N44°33'52"W	138.16'

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