

• • • • • Belleville, IL • • • • •

Real Estate Auction

Tuesday, July 20, 2010

@ **5:00** pm

Open House:
Tuesday, July 13
4 - 6 pm

1528 Lebanon Avenue Belleville, IL



Attention Investors!



Over for Additional Pictures and Information



REMARKS: Large Building on Lebanon Ave. in Belleville. This property consists of an all-brick building that contains a storefront, apartment upstairs and large, open warehouse/shop area. The total building size is approximately 6,400 sq. ft. The entire building is in need of repair; however, building has many potential uses, offers lots of parking and is in a high traffic area.

Storefront: Approximately 1,012 sq ft. with two 1/2 baths (one no fixtures). Partial Basement under this area only. Can be separated off from all other areas of building.

Warehouse/Shop Area: Approximately 4,400 sq ft. total with an entryway and 2 offices up front, small loft over portion of shop area, large open shop area with concrete floor, heated, 3/4 bath (w/ shower) and high open ceiling span (see pictures on back). This area, too, can be separated off from the rest of the building.

Apartment Upstairs: 2 BR/1 BA apartment needs total rehab, but offers 1,012 sq ft., kitchen, living rm, full bath, newer windows, separate electric and separate entrance at the front corner of the building.

Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751
Adam Jokisch
618-530-8751 (mobile #)

www.adamsauctions.com



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Owner: Bernice Page

Terms:
\$10,000 down day of sale
on Real Estate
Balance due in 30 days
8% Buyers Premium

Any announcement made day of sale takes precedence over any printed material.
List subject to change with out notice.

