

Belleville, IL



DUPLEX - Attention Investors!

Real Estate Auction

Wed., Sept. 29, 2010
@ 5:00 pm

OPEN HOUSE: 1 Hour Prior to Auction

Duplex near 17th St. & W. Main. Both Units are 1 BR/1 BA w/ large living areas. One unit on main floor; 2nd unit on upper floor. Each unit is approx. 930 sq ft. **Business Potential.**

Address: **1812 A & B W. Main St.**
Belleville, IL 62226

Style: 2 Story
 Exterior: Aluminum Siding

Sq. Ft. Finished: 1,878



Heat: Baseboard
 Fuel: Electric & Gas
 A/C: Central & Window
 Elec: Unkwn; Circuit Brkr
 Wtr: Public
 Wtr Htr:
 Swr: Public
 Basement: Full

Elem Sch: BV Dist. 118
 Mid Sch: BV Dist 118
 High Sch: BTHS West



County: St. Clair Township: 08 Section: 20
 Parcel ID No: 08-20.0-405-015
 2009 Taxes: \$1,240 Exemptions: None
 Zoning: C-2 Heavy Commercial

REMARKS: Property is currently vacant. Owner was getting \$400/month per unit. Updates include some parts of front porch repaired/replaced in 2008 and some new parts of roof in 2008. Newer large shed in rear under covered carport. The upper unit is all electric; lower unit is all gas. No driveway, but on-street parking & access to carport via parking lot next door. Property is zoned Heavy Commercial. Non-Conforming Variance would have to be obtained by new Buyer through city to continue use as duplex.

Professional Real Estate Auctions by:

Owner: Donald Rauckman

Adam's
 Auction & Real Estate Services, Inc.
 Toll Free: 1-877-566-8751
 Adam Jokisch
 618-530-8751 (mobile #)

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Terms:
 \$5,000 down day of sale on Real Estate
Bal ance due in 30 days
10% Buyers Premium

Any announcement made day of sale takes precedence over any printed material.
 List subject to change without notice.
 LIC # 044000169