

# Bank-Authorized Commercial Real Estate Auction Thurs., Sept. 23, 2010 @ 5:00 pm

*1 Royal Heights Centre, Belleville*  
**High Visibility Property Situated on Hwy 161**



Open House / Viewing: Thurs., Sept. 16 • 12 – 1 pm

- 2,300+ SF of Potential Retail / Office Space
- High Traffic Count Location along Hwy 161
- Great Visibility along Hwy 161
- Covered, Drive-Up Window
- Built 1989
- Situated on 1/2 Acre +/-
- Asphalt Parking Lot
- Brick Building
- Large Front Display Window
- Shed for Additional Storage
- Zoned C-2 Heavy Commercial
- Within Belleville City Limits
- 10' Ceiling Height
- County: St. Clair
- Parcel ID No.: 08-08.0-202-001
- 2009 R/E Taxes: \$8,122.34
- Access off of Royal Hgts Centre Drive
- City Water / Sewer
- No Furnace or A/C

Professional Real Estate Auctions by:



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

[www.adamsauctions.com](http://www.adamsauctions.com)



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller / Landlord and auction company make no representation as to the environmental condition of the property and recommended that the purchaser / tenant obtain an independent investigation.

Owner: Dennis and Linda Baer

*Terms:*  
\$10,000 down day of sale  
on Real Estate  
**Balance due in 30 days**  
**7% Buyers Premium**

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

