

# Commercial Real Estate Auction

## Wednesday, November 14, 2018 at 6 p.m.



AUCTION HELD: ST. CLAIR COUNTY EVENT CENTER,  
1550 E STATE ROUTE 15, BELLEVILLE, IL 62221

### 4001 State Street, East St. Louis, IL 62205

**PROPERTY VIEWING BY APPOINTMENT ONLY**

Spacious 5,173+/- SF one story, commercial building is currently used as a child care facility by long term tenant. The current rental rates suggest a potential \$36,000/year income. The property is conveniently located with easy access to all major highways and offers high visibility & exposure as well as elevated signage on three sides of the building. The building is equipped with office space in addition to conference room/classrooms, a kitchenette area, restrooms, and 3 heating & cooling units. There is a small fenced playground along one side of the building. There is ample parking along the street and at the back of the building. The current tenant's lease will expire on December 31, 2018, thereby allowing any future owner to utilize the building however they choose within the permitted uses of the city of East St. Louis. Buyer is responsible for verification of zoning & occupancy requirements.

**County:** St. Clair ♦ **Zoning:** Highway Commercial ♦ **2017 Taxes:** \$8,272  
**Parcel ID No's.:** 02-20.0-224-050; 02-20.0-224-051; 02-20.0-224-052  
02-20.0-224-053; 02-20.0-224-054 ♦ **Year Built:** 1940 ♦ **Total Land/Acres:** .382  
**Heat:** Forced Air ♦ **Fuel:** Gas ♦ **Electric:** Circuit Breakers ♦ **Water/Sewer:** Public  
**Exterior:** Brick ♦ **Roof:** Flat



**It is the buyers responsibility to independently verify any/all information regarding all components of the building, both mechanical, including the HVAC & structural.**

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Terms: \$3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium Or \$1,000 Minimum  
Any announcement made day of sale takes precedence over any  
printed material ♦ List subject to change without notice  
Property is Agent Owned. LIC# 044000169

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 & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation.