

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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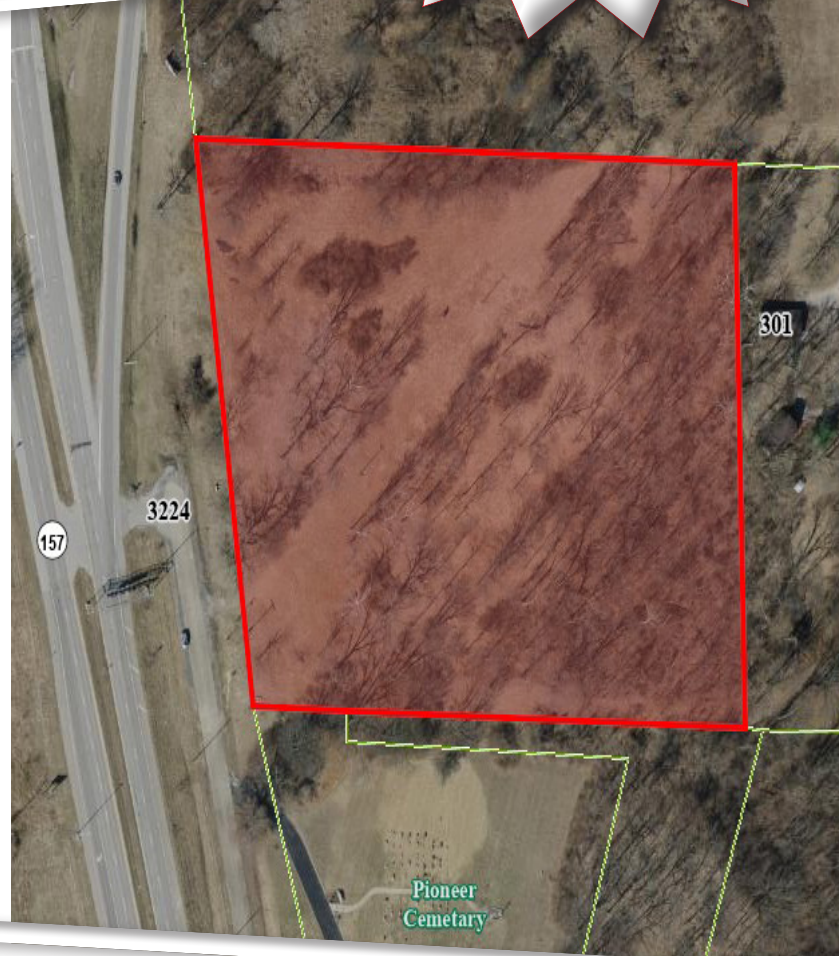
For Online Bidding Visit:
www.AdamsAuctions.hibid.com

**6.8±
ACRES**

Online Only Commercial Real Estate Auction

3220 S STATE ROUTE 157, EDWARDSVILLE, IL 62025

- Raw Commercial Ground with Development Potential
- Approx. 515 Ft. Road Frontage
- All Public Utilities Available At or Near Property
- Located Near I-270 & IL Hwy 157 Interchange
- I-255 is Mere Minutes Away
- SIUE Just 5 Minutes from Property
- Downtown St. Louis Only 19 Miles
- Zoned C-2 Heavy Commercial
- Unincorporated Madison County Zoning
- Av. Daily Traffic Counts: IL Hwy 157 7,400; South University Drive 22,560



Bidding Opens: 6PM
Thu., October 14, 2021

Bidding Closes: 6PM
Thu., October 21, 2021

County: Madison ♦ 2020 Taxes: \$4,911

Total Lot Size: 6.8+/- Ac.

Parcel No.: 14-115-29-000-019

All Public Utilities Available at or Near Property

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



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. Final bid is subject to Owner/Seller approval.