

CAHOKIA, IL

REAL ESTATE AUCTION FOR THE ESTATE OF WESLEY TAYLOR

Thursday, August 28, 2014 @ 10:00 AM

1,000 SF Commercial Property

For Live Online Bidding Visit:
www.adamsauctions.com



OPEN HOUSE: One Hour Prior

**Address: 1179 Camp Jackson Road
Cahokia, IL 62206**



Rooms: 5
Bedrooms: 3
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Fin Bsmt Rooms: 0
Fireplaces: 0
Garage: None
Driveway: None

Sq. Ft. Above: 1008
Sq. Ft. Below: 0
Total Finished: 1008
Year Built: 1957

Style: One Story
Exterior: Brick Combo
Roof: Shingle

Heat: Forced Air
Fuel: Gas
A/C: Central Air
Elec: Unknown
Wtr: Public
Wtr Htr: Electric
Swr: Public
Basement: Slab

Elem Sch: Cahokia Unit #187
Mid Sch: Cahokia Unit #187
High Sch: Cahokia

Total Land/Acres: .11
Total Lot Size: 60 x 130
Total Frontage: 60
Features: Paved Road, Street Lights

County: St. Clair Township: 06 Section: 02
Parcel ID No.: 06-02.0-310-016 2013 Taxes: \$109
Zoning: B-2 Commercial Business District
Exemptions: Owner Occupied

Investors & Rehabbers Take Note: 3 Bedroom, 1 bath home with commercial possibilities after some TLC in Cahokia, IL. With some TLC and updating this property would make a great home for your current or new business venture. Located along Camp Jackson Road, this property has excellent visibility as well as signage opportunity. Property also offers easy access to major highways into St. Louis and the Metro East areas.

Owner: Estate of Wesley Lee Taylor



Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)

Professional Real Estate Auctions by:



www.adamsauctions.com



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TERMS:

**\$3,000 DOWN DAY OF SALE
ON REAL ESTATE**

**BALANCE DUE IN 30 DAYS
10% BUYERS PREMIUM**

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL.

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All information regardless of source, including square footage and lot sizes, is deemed reliable but not guaranteed and should be verified by personal inspection and/or with the appropriate professional(s).