

EAST ST. LOUIS, IL

# 20,000 SQ. FT. COMMERCIAL BUILDING

## Thursday, August 28 @ 12:00 PM

Property Address: 333 N 9th Street, East St. Louis, IL 62201

Property Viewing: One Hour Prior to Auction

Register at [www.adamsauctions.com](http://www.adamsauctions.com) for Live On-Line Bidding!!

# 1.5 STORY BRICK BUILDING LOCATED WITHIN TIF ZONE



### Features:

- 1.5 Story Vacant Building
- Upper Level Easily Converted to Office Space
- Flat Rubber Roof • Ample Parking
- 2 Restrooms, (1) Men's, (1) Women's
- Concrete Floor • Centrally Located



This building provides the perfect opportunity for you to use as a storage facility for your current equipment/inventory or move your growing business in. This 20,000 Sq. Ft. building formerly housed a grocery store and is ready for a new owner to come in and give this older brick building new life.

County: St. Clair Township: 01 Section: 13 Parcel ID No.: 01-13.0-224-027 2013 Taxes: \$3,633 Lot Size: 190 x 190 Acres: .83  
 Zoning: Commercial Exemptions: None Heat: No Furnace Fuel: Gas A/C: None Water: Public Sewer: Public  
 Electric: Circuit Breaker Roof: Rubber Membrane Exterior: Brick/Cement Block Year Built: 1960  
 Property is Located in A Tif District

Owner: Elbert Dwayne Carraway & Valerie Donaby



Toll Free: 1-877-566-8751

Adam Jokisch  
618-530-8751 (mobile #)

Professional Real Estate Auctions by:



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



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**TERMS:**  
 \$ 3,000 DOWN DAY OF SALE  
 ON REAL ESTATE  
**BALANCE DUE IN 15 DAYS**  
**10% BUYERS PREMIUM**  
**OR \$1,000 MINIMUM**  
 ANY ANNOUNCEMENT MADE DAY  
 OF SALE TAKES PRECEDENCE OVER  
 ANY PRINTED MATERIAL.  
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