

Professional Real Estate Auctions By:  
**Adam's**  
Auction & Real Estate Services, Inc.  
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## Online Only Commercial Real Estate Auction

327 Ridge Street, Alton, IL 62002

**4,147± SF  
MIXED USE  
BUILDING**



***Bidding Closes: 5:30PM***  
***Thu., May 26, 2022***

***Property Viewing:***

***Sun., May 22th ~ 2:30-4:30pm***

Additional Info & Pictures on Back

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



**County:** Madison ♦ **2020 Taxes:** \$990

**Parcel No.:** 23-2-07-13-04-104-012; 104-013

**Lot Size:** .14± Ac. ♦ **Zoning:** Commercial

**Heat:** Forced Air ♦ **Fuel:** Electric ♦ **A/C:** None

**Electric:** Circuit Breaker ♦ **Water & Sewer:** Public

**Roof:** Flat (Newer) ♦ **Year Built:** Unknown

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum

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

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.



Calling all Commercial Investors! Great opportunity to own a 4,147 +/- SF building on 2 lots, located in historic Alton, IL. The building was in the process of being retro fitted to include two residential lofts on the upper level and a commercial space on the main level. The building has access to all utilities, including water, gas, electric and sewer however, there are no actively functioning utilities. The building had a new commercial roof installed within the last five years and has been cleaned out to the bare studs. Located just blocks away from the Argosy Casino Alton, the Clark Bridge, and 15 minutes from wineries and shopping in Grafton, IL. Stop by the open house and see the properties true potential!









57 N Weigh Street: 2BR/1.5BA Home ♦ 1,660+/- Sq. Ft. per tax records ♦ Year Built: 2005  
Heat: Forced Air ♦ A/C: Central ♦ Fuel: Propane ♦ Water/Sewer: Public/Aeration ♦ Basement: Slab

