

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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For Online Bidding Visit:
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Online Only Commercial Real Estate Auction
5628 Old Collinsville Rd, Fairview Heights, IL 62208

36.34± ACRES
DRIVING RANGE
W/ CLUBHOUSE



Bidding Closes: 5PM
Wed., June 1, 2022

Property Viewing:

Wed., May 25th ~ 12-1pm

Additional Info & Pictures on Back

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.

County: St. Clair ♦ **2020 Taxes:** \$5,758
Parcel No.: 03-35.0-100-034 ♦ **Lot Size:** 36.34± Ac.
Zoning: B-1, B-2, & MR-1(p)
Zoning Jurisdiction: City of O'Fallon

Heat: Forced Air - Zoned ♦ **Fuel:** Gas ♦ **A/C:** Central/Window Unit
Electric: Circuit Breaker ♦ **Water & Sewer:** Public
Roof: Shingle ♦ **Year Built:** 2004

Terms: \$50,000 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

- » 36.34+/- AC in the Heart of Fairview Heights Currently Operating as a Driving Range
- » Concession Stand/Club House & Double Decker Tee Boxes (31 Separate Spaces)
- » Eight Overhead Radiant Heaters for Lower Level Tee Boxes
- » Inside Clubhouse Seating Available In Addition to Patio Seating
- » Zoned B-1, Community Business; B-2, General Business, & MR-1(P), 2, 3, & 4 Family Residential
- » Zoning Jurisdiction is City of O'Fallon, IL - Any Potential Usage Will Need Prior Approval
- » Accessible by Easement from Old Collinsville Road
- » All Public Utilities Available at Property



