

Professional Real Estate Auctions By:  
**Adam's**  
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## Online Only Commercial Real Estate Auction

### Summit Avenue, East St. Louis, IL 62203

- Commercial Ground with Development Potential
- Approx. 244' Frontage on Summit Avenue
- Billboard On-Site (Usability is Unknown & Needs Verification)
- All Public Utilities Available Near Property
- ADT is apx. 1,600 on Summit Avenue
- Located Adjacent to East St. Louis HS
- 10 Miles to Belleville
- 5 Miles to Downtown St. Louis
- 5 Miles to St. Louis Downtown Airport
- 1 Mile from I-64 and I-255
- Zoned M-1 Medium Manufacturing & Industrial; C-1, 2, & 3 Commercial Zones Permitted Uses



***Bidding Closes: 5:30PM***  
***Wed., June 1, 2022***

County: St. Clair ♦ 2020 Taxes: \$1,170

Total Lot Size: 4.07+/- Ac.

Parcel Number: 02-21.0-209-022

Zoning Jurisdiction: East St. Louis

Schools: East St. Louis

Terms: \$3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% 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

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