

Professional Real Estate Auctions By:  
**Adam's**  
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**Online Only Commercial Real Estate Auction**  
**127 & 129 N 2nd Street, Dupo, IL 62239**

**3,297± SF**  
**COMMERCIAL**  
**DUPLEX**



***Bidding Closes: 5PM***  
***Thu., June 23, 2022***

***Property Viewing:***

***Thu., June 16th ~ 12-1pm***

Additional Info & Pictures on Back

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



**County:** St. Clair ♦ **2021 Taxes:** \$1,901

**Parcel No.:** 06-21.0-408-044

**Lot Size:** .12± Ac. ♦ **Zoning:** Commercial

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

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

**Roof:** Flat (New '20) ♦ **Year Built:** 1951

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! Unique business duplex situated on a corner lot in downtown Dupo, IL. Buyer could occupy the business space on one side and rent out the ready to remodel space on the other side. The empty space is 54' x 28' with an additional storage space that measures 21' x 8'. The move in ready side was formerly a chiropractic office and is separated by a waiting room, separate exam rooms and a bonus room out back that could be used for storage. The building had a new roof put on in January of 2020 and has a 15-year material and 5 year workmanship warranty. Great location near major freeways connecting the Metro East and St. Louis! Stop by, take a look!





