

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Real Estate Auction
4 Beatrice Place, Cahokia Heights, IL 62207

2BR/1BA
896± SF HOME
ON APPROX. 1/2 AC.
LOT



Bidding Closes: 5:30PM
Wed., August 24, 2022

Viewing: 2:30-4:30PM
Sun., August 21, 2022

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 ♦ **2021 Taxes:** \$0.00
Exemptions: Owner Occupied, Senior Freeze,
Senior Citizen

Parcel Number: 07-02.0-304-041

Zoning: Single Family

Total Lot Size: .51± Ac

Schools: Cahokia Dist. 187 & Cahokia HS

Terms: \$5,000 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

Calling all real estate investors and first-time home buyers! This 2BR/1BA, home has a lot to offer. The residence sits on a double lot measuring approximately half an acre. There is a wraparound driveway that allows access to both two car garages on site. The large yard is partially fenced along the property line and has a fully fenced section with a gate for access directly off the side garage allowing an area for pets. A full, partially finished basement provides for additional living space. The home has central heating and air with all local utilities. The roof on the house and both garages were replaced in 2020. Seller has all available tax exemptions on the property and taxes will be re-assessed with new owner after purchase. Located just minutes from downtown St. Louis and all Metro East Amenities! Come by the upcoming open house and see this practically move in ready home!



4 Beattie Place Property Information

*2BR/1BA ~ 896± Sq. Ft. ♦ Year Built: 1956 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas Furnace & Electric Water Heater ♦ Water & Sewer: Public ♦ Basement: Full, Partially Finished*

