

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION
506 & 601 N HANOVER STREET, OKAWVILLE, IL 62271

BIDDING CLOSES: 5PM ~ WED. SEPTEMBER 21, 2022
PUBLIC VIEWING: SUN., SEPTEMBER 18TH ~ 12-2PM

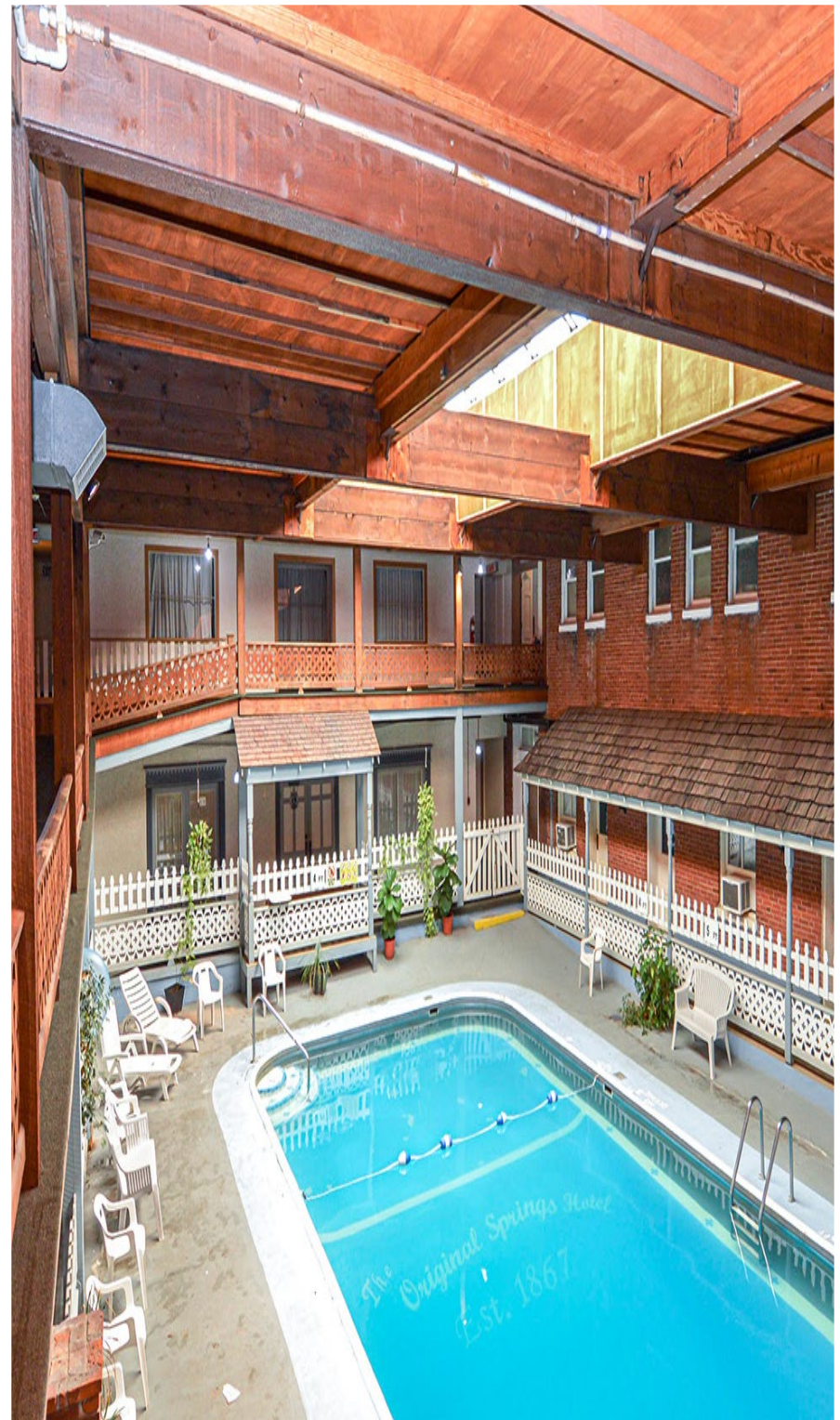
THE ORIGINAL SPRINGS

Adam's
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618-234-8751
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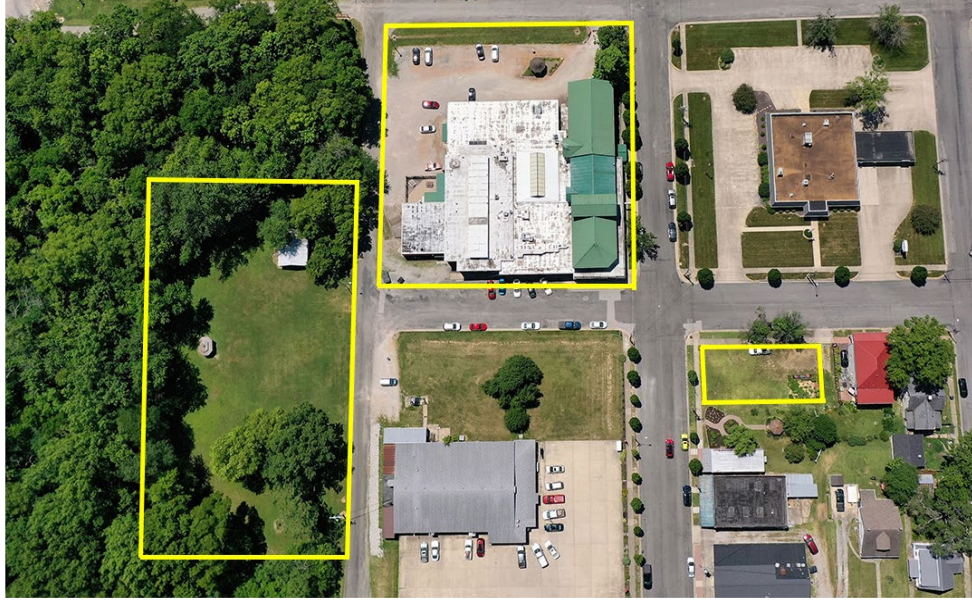
**For Online
Bidding Visit:
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PROPERTY HIGHLIGHTS

- Located at the Center of Okawville, IL just Minutes to Interstate 64
- 40 Minutes from St. Louis, MO
- Last Natural Mineral Water Bath House in Illinois
- Listed on National Register of Historic Places
- 37 Total Rooms Including 13 Historic Rooms; 5 Suites; 18 Standard Rooms; 6 Pool-Side Rooms; 1 Junior Suite
- 2,160± SF 3BR/1BA Apartment with a Kitchen, Central Heating & Cooling, and Washer & Dryer Hook-Up
- 5 Office Spaces for Management/Employees
- Indoor 30,000± Gallon In-Ground Pool
- Lounge w/ Gaming and Fenced Out Door Seating, Bar & Grill, and Sports Bar All On-Premises
- Commercial Kitchen with Separate Walk-in Cooler and Walk-In Freezer
- Formal Dining Room (Available for Rental for Large Events & Gatherings)
- 4 Separate Wells Housing Underground Natural Spring Water
- Mineral Bath House & Spa with 8 Private Mineral Bath Tubs, Separate Men's & Women's Locker Rooms
- Message Area Includes 4 Private Message Rooms, Sauna, 2 Private Showers, Separate Mens & Women's Restrooms, and Accessible Shower & Bathroom
- **Loading Dock with 2 Large Overhead Bay Doors**
- Capable of Holding Weddings, Large Parties, Banquets
- 2 Separate Parcels Totaling 2.17± Acres Included in the Sale
- Located in a TIFF District
- 20% Federal Tax Credit to Buyer



GENERAL INFORMATION & AUCTION TERMS



1893

YEAR BUILT

2.75± AC

TOTAL LOT SIZE

51,300± SF

BUILDING SIZE

Commercial

ZONING

\$20,853

TOTAL '20 TAXES

UTILITIES: Central Heating/Cooling (Both Gas & Electric) • Fuel: Gas • Water Heaters: Gas & Electric
Electric: Circuit Breaker

3BR/1BA APT: Month to Month Tenant • \$1,100/Month Rents (Includes Utilities)

PARCEL NUMBERS

P.I.N	Size	Amount
12-06-21-113-001	1± Acre	\$20,192.46
12-06-21-107-019	1.65± Acres	\$502.64
12-06-21-109-007	.02± Acre	\$22.46
12-06-21-109-012	.12± Acre	\$134.96

Terms: \$50,000 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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Listed on the National Register of Historic Places, and the last natural mineral spa in the State of Illinois! Located at 506 Hanover St, in Okawville, IL and Known as The Natural Springs Hotel. The original hotel was built in 1893 with three additions added to the original structure in the mid 1980's. The hotel has 37 rooms in total with the original building housing 13 historic rooms including five suites, one junior suite, six pool side rooms and a 2,160 Sq. Ft. three bed one bath apartment complete with kitchen, washer and dryer, and central heating and air. In addition to the rooms in the original building there are 10 standard rooms on the south side of the hotel with interior and exterior access, and an additional 8 standard rooms on the North side of the hotel with exterior access only. The hotel includes five office spaces for management and employees as well as a large conference room that can be rented out to local organizations. Centrally located within the hotel is the indoor, inground 30,000-gallon pool.

PROPERTY PHOTOS



Guests can enjoy a drink at the Steampipe Lounge and Sports Bar located on the premises. The lounge has five gaming machines, as well as a fenced in outdoor beer garden. For complete dining guests can go to The Boiler Room Bar and Grill. The restaurant is located within the hotel and has a full bar, fully equipped commercial kitchen, walk-in cooler, walk-in freezer, and various catering equipment that will stay with the property. The large formal dining room within the restaurant can be rented out for large events or banquets.

PROPERTY PHOTOS



The underground natural mineral spring water is held in 4 separate wells on the property. The largest of these is an artisan well built in 1867. The well measures 20 ft x 30 ft x 16 ft deep and is brick lined with arched ceilings and openings. The mineral water was bottled and sold at one time, but distribution stopped during renovations in 2012. Production and bottling of the mineral water for distribution and sale, possible with proper approval and licensing, at a separate location from the hotel. The mineral bath house and spa is just a few steps from the pool area and consists of the mineral bathhouse with eight private mineral bathtubs, a men's locker room and women's locker room with separate bathrooms. The massage area of the spa has 4 private massage rooms, a sauna, as well as two private showers, men and women's restrooms and handicapped accessible shower with separate handicapped accessible bathroom.

For ease of deliveries the loading dock has two large bay doors that open into additional storage space. Included in the sale of the hotel are two lots located directly behind and in front of the property. The front lot is approximately 7,560 square feet while the back lot is approximately 2 acres +/- and includes an additional outbuilding for storage and gazebo. The hotel was featured in the popular television series Ghost Hunters in 2019 and is in the heart of historic Okawville, IL. and just 40 miles from downtown St. Louis via I-64. Come by the upcoming open house and walk through this historic hotel to see its potential for yourself!

ADDITIONAL PROPERTY PHOTOS

