

**ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION
1510-1512 LEBANON AVENUE, BELLEVILLE, IL 62221**

**BIDDING CLOSES: 5PM ~ THU., AUGUST 18, 2022
PUBLIC VIEWING: SUN., AUGUST 14TH ~ 12-2PM**

**For Online
Bidding Visit:
AdamsAuctions.HiBid.com**

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

PROPERTY HIGHLIGHTS

- Conveniently Located in Belleville, IL just Minutes to Interstate 64
- 20 Minutes from St. Louis, MO
- Great Investment Opportunity with Great Potential
- Property Offers Great Re-Development Potential
- Approximately 250' Road Frontage on Lebanon Avenue
- Approximately 125' Road Frontage on Freemont Street
- Situated in Sherman Street TIF District #12
- Located within an Enterprise Zone
- Potential Office & Warehouse Space Possibilities
- 3 Joining Parcels Totaling .72± Acres Zoned both D-1, Light Industrial & A-1, Single Family Residential



GENERAL INFORMATION & AUCTION TERMS



1947
YEAR BUILT

.71± AC
TOTAL LOT SIZE

20,962± SF
BUILDING SIZE

MIXED
ZONING

\$3,479
TOTAL '20 TAXES

UTILITIES: All public utilities are available however, currently no utilities are running to the building.
Zoning: D-1, Light Industrial & A-1, Single Family

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|------------|---------|
| 08-14.0-300-003 | .43± Acre | \$2,813 |
| 08-14.0-300-004 | .14± Acres | \$333 |
| 08-14.0-300-005 | .14± Acre | \$333 |

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



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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.

ADDITIONAL PROPERTY PHOTOS

