

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

3705 Mississippi Avenue, Cahokia Heights, IL 62206

2BR/1BA
1,239± SF HOME
COMMERCIAL
POTENTIAL



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

Viewing: 12-2PM
Sun., August 21, 2022

County: St. Clair ♦ **2021 Taxes:** \$1,922

Exemptions: Owner Occupied

Parcel Number: 01-35.0-300-003 & 300-004

Zoning: Single Family

Total Lot Size: .35± Ac

Schools: Cahokia Dist. 187 & Cahokia HS

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

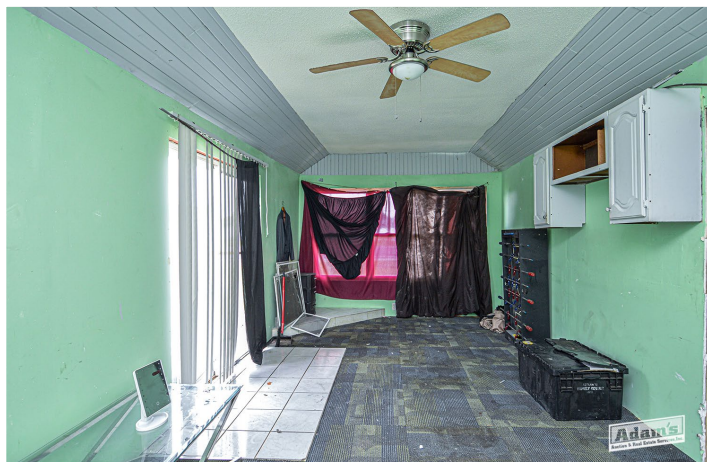
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Calling all investors! This 2BR/1BA home is situated on a lot and would make a great addition to any rental portfolio. The home has had many recent updates including roof and siding replacement in 2019, new electric installed in 2019 and a new water heater and 20,000 BTU furnace installed in 2020. The home is all electric and is on city water and sewer. There is a wood burning fireplace in the living room and a bonus room on the side of the house that opens to the yard. Located just minutes from downtown St. Louis! Come to the upcoming open house and see the homes potential!



3705 Mississippi Avenue Property Information

2BR/1BA ~ 1,239± Sq. Ft. ♦ Year Built: 1944 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Electric Furnace & Electric Water Heater ♦ Water & Sewer: Public ♦ Basement: Slab

