ONLINE ONLY REAL ESTATE AUCTION
1306 WEST MAIN STREET, BELLEVILLE, IL 62220

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BIDDING CLOSES: 6PM ~ THU., SEPTEMBER 14, 2022
PUBLIC VIEWING: WED., SEPTEMBER 7TH ~ 12-1PM

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

- Two Story, 4-Unit Apartment Building in Downtown Belleville, IL
- Income Generating Investment Property Opportunity
- Conveniently Located Mere Minutes from the Public Square
- Each Unit is a 1BR/1BA Unit w/ Approx. 585 Sq. Ft.
- 3 Units (No's: 1, 2, & 4) Currently Rented w/ the 4th Unit (No.: 3) Vacant
- Month to Month Tenants Paying $425 Monthly Rent
- Unit 2 is Approved for St. Clair County Housing Authority Rental Assistance Program
- Owner Pays Gas Bill for Units 1 & 2; Electric Bill for Unit 2
- Units 1 & 2 Share a Furnace; Units 3 & 4 Have Thier Own Furnace
- Full Unfinished Basement

GENERAL INFORMATION & AUCTION TERMS

1928
YEAR BUILT

.06± AC
TOTAL LOT SIZE

2,340± SF
BUILDING SIZE

Commercial
ZONING

$2,032
TOTAL '21 TAXES

UTILITIES: Water/Sewer: Public • Fuel: Gas • A/C: Window Units • Heat: Forced Air/Baseboard
Roof: Flat • Electric: Circuit Breakers (4 in Basement) • Water Heater: (1) Gas
ZONING: C-1, Light Commercial - Any conversion back to Commercial property will need prior approval

PARCEL NUMBERS

P.I.N	Size	Amount
008-21.0-333-022	.06± Acre	$2,032

Terms: $5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ◆ 10% or $1,500 Minimum 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

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

ADDITIONAL PROPERTY PHOTOS