

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

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



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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

