

ONLINE ONLY REAL ESTATE AUCTION
1310 & 1312 W. MAIN STREET, BELLEVILLE, IL 62220

BIDDING CLOSES: 5:30PM ~ THU., SEPTEMBER 14,
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 Tokisch
Mobile (618) 330-8751

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
- 3 Units are 1BR/1BA; 1 Unit (1312 #1) is 2BR/1BA
- All Units Currently Rented w/ Month to Month Tenants
- Generating \$1,825 in Monthly Rental Income at Current Rental Rates
- Units 1310 #1 & 1312 #1 are Approved for the St. Clair County Housing Authority Rental Assistance Program
- Owner Pays Sewer, Trash, & Water Bills
- Units 1310 & 1312 #1 Share a Furnace; Units 1310 & 1312 #2 Have Their Own Furnace



GENERAL INFORMATION & AUCTION TERMS



1852
YEAR BUILT

.13± AC
TOTAL LOT SIZE

3,264± SF
BUILDING SIZE

Commercial
ZONING

\$2,267
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
08-21.0-333-003	.13± Acre	\$2,267

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.