

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION
4200 NORTH BELT WEST, BELLEVILLE, IL 62223

BIDDING CLOSES: 6PM ~ WED., AUGUST 31, 2022
PUBLIC VIEWING: WED., AUGUST 24TH ~ 12-1PM

RENAISSANCE
HAIR SALON

**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 I - 64
- Situated on North Belt West Between W Main Street & N 37th Street
- Highly Traveled Location with Excellent Visibility from Any Direction
- Approximately 60' Road Frontage on North Belt West
- Large Parking Area for Clients/Customers/Employees
- Former Hair Salon 7 Spa w/ Possible Office Space Capabilities
- Currently Zoned C-1, Light Commercial & Belleville TIF #3
- Multiple Potential Usage Possibilities
- Building is in Various Stages of a Remodel



GENERAL INFORMATION & AUCTION TERMS



1950
YEAR BUILT

.16± AC
TOTAL LOT SIZE

3,400± SF
BUILDING SIZE

MIXED
ZONING

\$4,271
TOTAL '20 TAXES

UTILITIES: Forced Air Heating & Cooling; Gas Furnace; Central Air - Electric; Public Water & Sewer
Roof: Flat; Basement: Full, Unfinished
Zoning: C-1, Light Commercial with the City of Belleville

PARCEL NUMBERS

P.I.N	Size	Amount
08-17.0-100-011	.16± Acre	\$4,271

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



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

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

