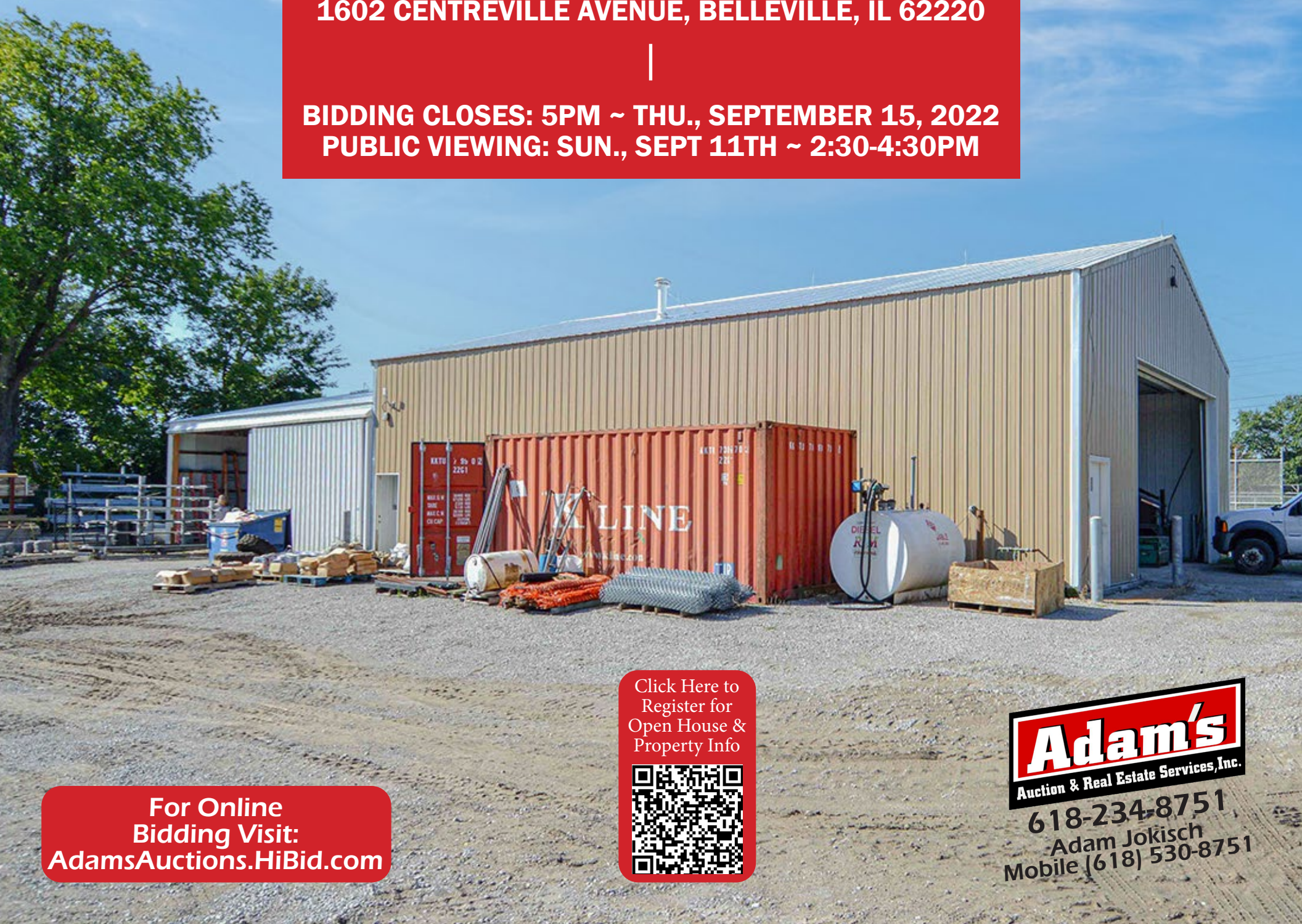


ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION
1602 CENTREVILLE AVENUE, BELLEVILLE, IL 62220

|

BIDDING CLOSES: 5PM ~ THU., SEPTEMBER 15, 2022
PUBLIC VIEWING: SUN., SEPT 11TH ~ 2:30-4:30PM



**For Online
Bidding Visit:**
AdamsAuctions.HiBid.com

Click Here to
Register for
Open House &
Property Info



Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

PROPERTY HIGHLIGHTS

Great Commercial opportunity to move or expand your current business! Just minutes away from IL Rte. 15 and I-255 this property is located at 1600 & 1602 Centerville Avenue in Belleville IL. The property is zoned B-2, General Business District within St. Clair County Zoning jurisdiction. This property has a large heated & insulated workshop that measures 40'x60' in size, with a ceiling height of approx. 16 ft., the building has concrete floors, an electric overhead door, and a bathroom. An additional 38'x40' building that could be used for storage is attached to the workshop is not heated and has a ceiling height of approx. 10ft. The property also includes an original structure that was built in 1928 as a single family home, the interior has been completely updated and is currently operating as a 1,056+/- Sq. Ft. office building with 2 private office spaces, a kitchenette, a possible reception area, and an open office space. There is also a 720+/- SF detached building currently used for storage. The property sits on two lots totaling approximately 1 acre and has direct access from Centerville Avenue. The property benefits from an average daily traffic count of approx. 6,550 vehicles and has excellent visibility from either direction.



GENERAL INFORMATION & AUCTION TERMS



1978*

YEAR BUILT

1± AC

TOTAL LOT SIZE

3,840± SF

BUILDING SIZE

B-2

ZONING

\$2,325

TOTAL '20 TAXES

UTILITIES: Heat: Forced Air • Fuel: Gas • Water & Sewer: Public • Electric: Circuit Breaker

Zoning: B-2, General Business District, St. Clair County

*36x40 Attached Building Built in 1985

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|----------|---------|
| 08-29.0-406-030 | .5± Acre | \$2,325 |

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% 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.



GENERAL INFORMATION & AUCTION TERMS



1928
YEAR BUILT

1± AC
TOTAL LOT SIZE

1,056± SF
BUILDING SIZE

B-2
ZONING

\$2,582
TOTAL '20 TAXES

UTILITIES: Heat: Forced Air • A/C: Central • Fuel: Gas • Water & Sewer: Public • Electric: Circuit Breaker
Zoning: B-2, General Business District, St. Clair County
Full, Unfinished Basement

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|----------|---------|
| 08-29.0-406-031 | .5± Acre | \$2,582 |

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
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ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS

