

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

213 E CHURCH STREET, MASCOUTAH, IL 62258

**BIDDING CLOSES: 5PM ~ TUESDAY, NOVEMBER 8, 2022**

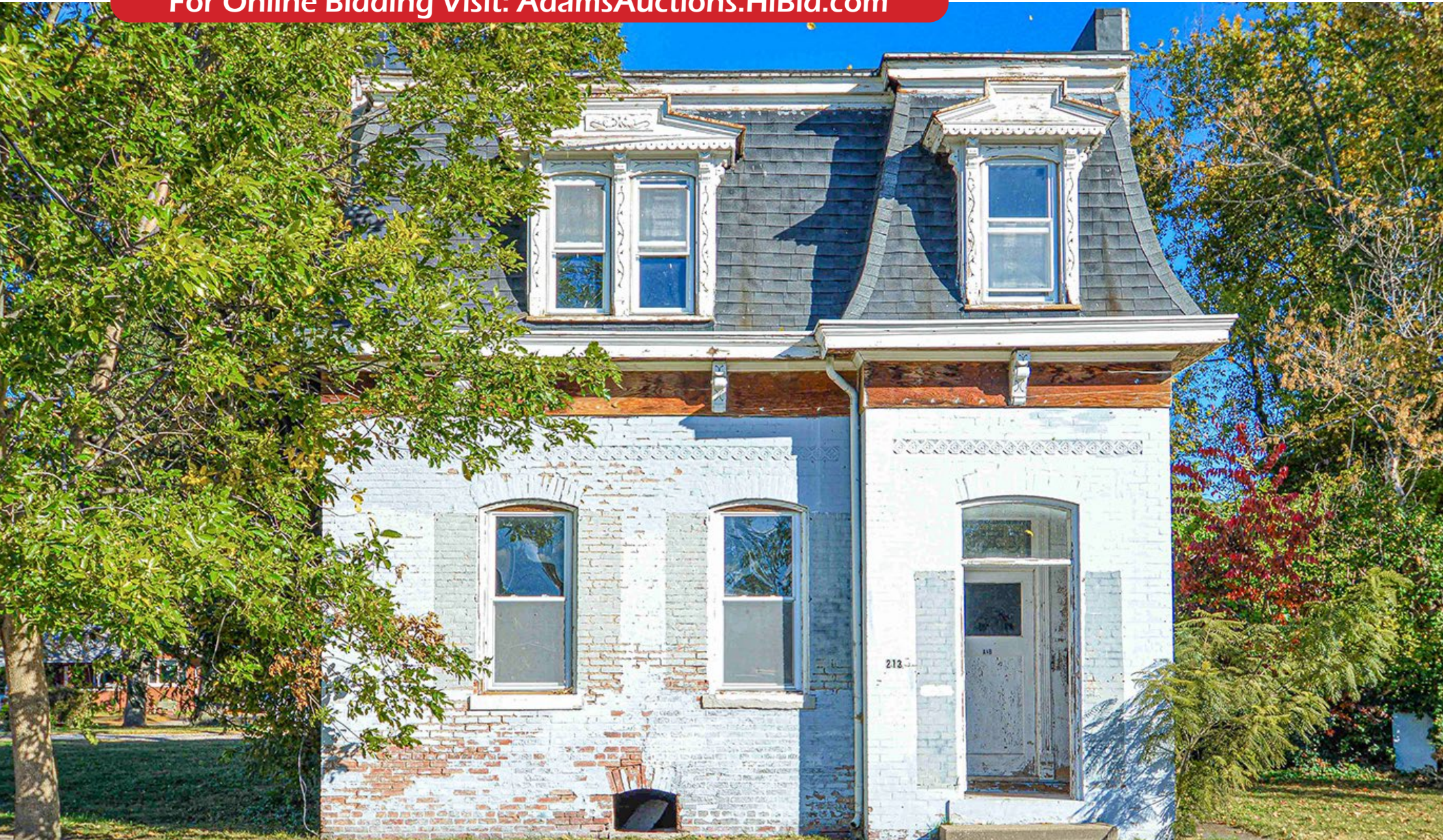
**VIEWING: TUESDAY, NOVEMBER 12-2 PM**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch  
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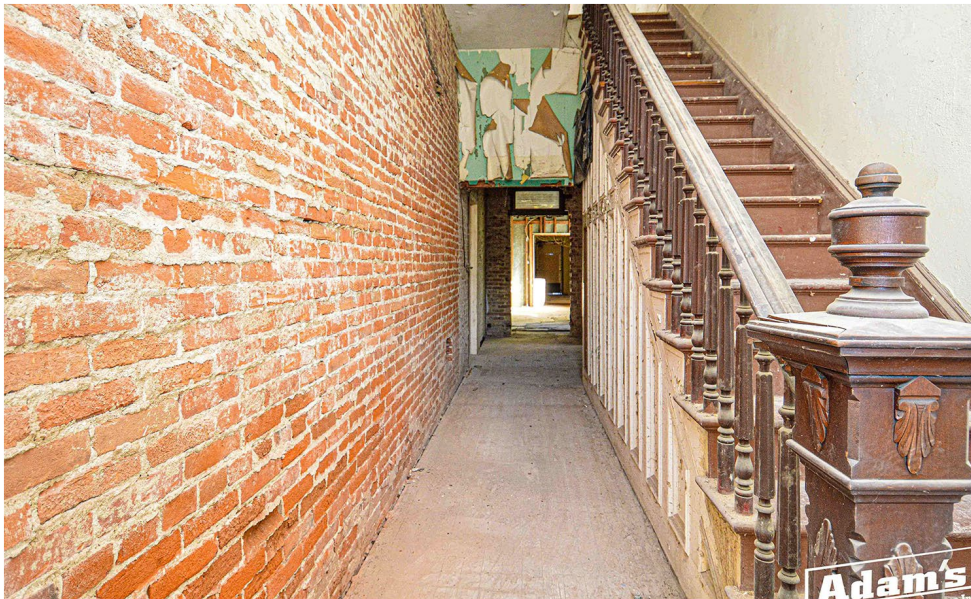




# PROPERTY HIGHLIGHTS

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- 3,408± SF Commercial Building with Mixed-Use Potential
- Currently in Various Stages of Remodeling Project w/ Brand New Roof
- Lots of Exposed Brick on Both Levels
- First Level has Commercial Space Potential while Second Level Could be Residential Space
- Located within Mascoutah TIF #2B Boundary
- Located 1 Block off of both Main Street and the Intersection of Route 4
- Situated Near Other Local & National Restaurants & Retail Establishments
- Great Investment Property Opportunity w/ Income Generating Potential
- Just Minutes from Scot AFB, I-64 and the New Boeing Facility w/ O'Fallon & Shiloh a Mere 10 Minute Drive & Belleville & St. Louis just 30 Minutes Away





# GENERAL INFORMATION & AUCTION TERMS



**1862**  
YEAR BUILT

**.12± AC**  
TOTAL LOT SIZE

**3,408± SF**  
BUILDING SIZE

**MIXED**  
ZONING

**\$1,504**  
TOTAL '20 TAXES

UTILITIES: All public utilities are available however, currently no utilities are running to the building.  
Zoning: General Commercial

## PARCEL NUMBERS

P.I.N	Size	Amount
10-32.0-130-010	.12± Acre	\$1,504

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



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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

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