

Professional Real
Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Commercial Real Estate Auction

5501 & 5503 N BELT WEST, BELLEVILLE, IL 62226

**1,000± SF
COMMERCIAL
BUILDING**



Bidding Closes: 6PM
Thu., December 15, 2022

Property Viewing:

Thu., Dec. 8th ~ 12-1pm

Additional Info & Pictures on Back

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

County: St. Clair ♦ **2021 Taxes:** \$4,210
Parcel No.: 08-07.0-307-015; 08-07.0-307-014
Total Lot Size: 1± Ac. ♦ **Zoning:** C-2, Heavy Commercial

Heat: Forced Air ♦ **Fuel:** Gas ♦ **A/C:** Central
Electric: Circuit Breaker ♦ **Water & Sewer:** Public
Roof: Shingle ♦ **Year Built:** 1950 ♦ **Basement:** Full, Unfinished

Terms: \$5,000 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

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.



Great opportunity to move your existing business to a new location. This 1,000+/- sf commercial building has excellent visibility, and is situated on an approximate 1 acre lot in a highly traveled location of Belleville, with approx. 15,400 vehicles per day. This great building offers office space potential as well as open show room or flex space. This could be a great spot for a salon or any professional service based business. The main floor is plumbed for up to six separate stations with both water and electric. A full, though unfinished basement could be finished for additional office space. Don't let this one pass you by!

