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Mobile (618) 530-8751

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Online Only Real Estate Auction

208 Behrens Drive, O'Fallon, IL 62269

3,904± SQ. FT.
COMMERCIAL BUILDING
ON 2.59+/- ACRES



Bidding Closes: 5PM
Wed., April 12, 2023

Viewing: 12-2PM
Sun., April 2, 2023

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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.

County: St. Clair ♦ 2021 Taxes: \$6,752
Exemptions: None
Parcel Number: 04-29.0-200-020
Zoning: B-1 Community Business District
Total Lot Size: 2.59+/- Acres

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

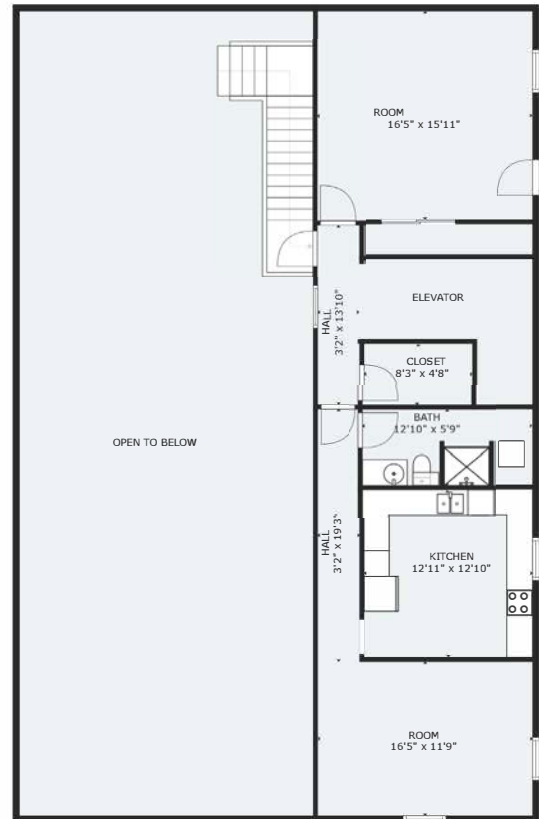
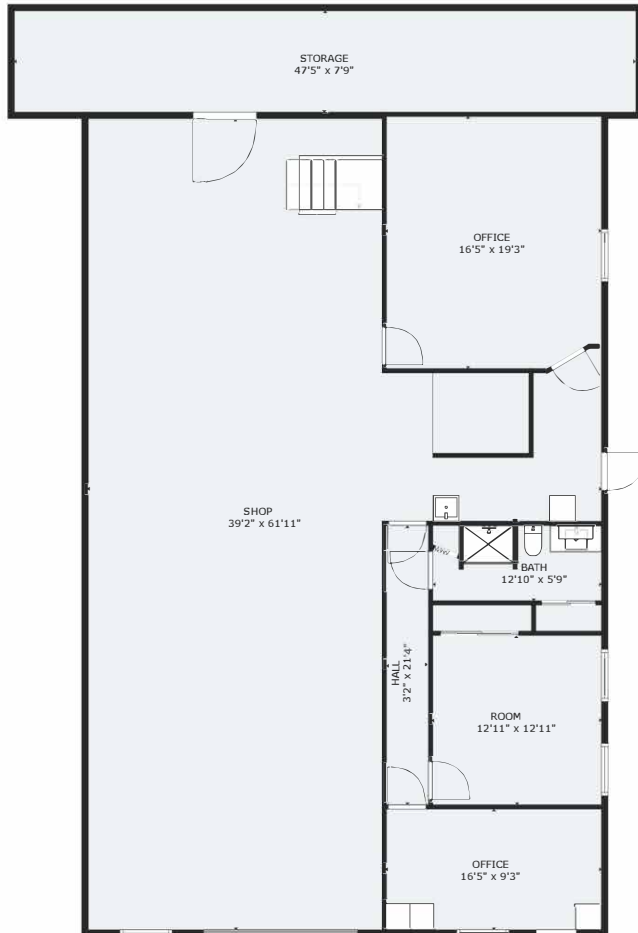
The property has a workshop with approximately 1,472+/- Sq Ft of space with an additional storage space of approximately 375+/- Sq Ft. The shop has a built in three phase freight elevator with a 2,500 lbs. load capacity, central heating and cooling capabilities and a waste oil heater. In addition to the workshop the building has a combined upper and lower finished livable space of approximately 2,432+/- Sq Ft, including two full baths, a full kitchen, front office, upper and lower finished rooms with closets and a break room complete with gas stove hook ups and an overhead hood vent. The property also has a two car carport over the front paved driveway as well as a paved, covered patio area that leads to the second floor deck staircase. Additional 8' x 40' detached storage building with windows and electric sits just off the paved back patio. The property runs on a dedicated septic but could have a lift installed to allow for city sewer. Front and side lots offer ample storage or parking potential. Conveniently located minutes from I-64 and just a few blocks from downtown O'Fallon.



208 Behrens Drive Property Information

2.59± AC Lot ~ 3,904± Combined Shop/Living Quarters ♦ Year Built: 2006 ♦ City Water
Gas Water Heater & Forced Air Heating ♦ Central Air ♦ Roof: Metal ♦ Gas Furnace
Two Full Baths ♦ Electric: Circuit Breaker ♦ 3 Phase Freight Elevator, 2,500 LBS Capacity
Dedicated Septic ♦ 1 Electric Overhead Bay Door ♦ 8' x 40' Storage Shed

* Rights To Cell Tower Were Sold By Current Owner, Cell Tower Is Owned By CIS Communications



Additional Property Information

- Shop measures 64' x 42' x 19' tall.
- Building has a 90% efficiency gas furnace.
- New water heater installed in 2022.
- Waste oil heater w/ 355 gal. tote of waste oil.
- Shop has overhead fans and a front fan air vent.
- Mostly level lot with ample onsite parking.
- 6,950 daily traffic count off East State Street.
- 3 phase utility elevator with a 2,500 lbs. capacity.
- 2,800+/- Sq Ft cell tower owned by CIS Communications.
- Cell tower has a 99 year term easement on the property.

