

Professional Real Estate Auctions By:

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Online Only Real Estate Auction

975 E Edwardsville Road, Wood River, IL 62095

**3 UNIT 2,492± SF
COMMERCIAL BUILDING
ON .66+/- ACRES**



Bidding Closes: 5PM
Thur., February 23, 2023

Viewing: 12-1PM
Wed., February 15, 2023

County: Madison ♦ 2021 Taxes: \$2,959

Exemptions: None

Parcel Number: 19-1-08-22-20-401-012

Zoning: B3 Highway Business

Total Lot Size: .66+/- 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

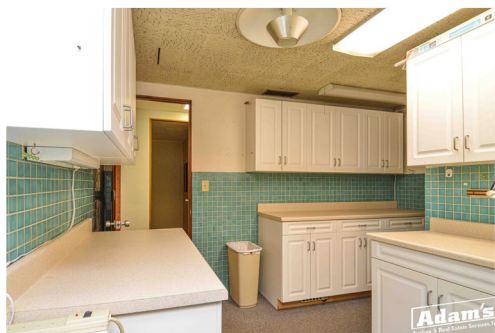
Any announcement made day of sale takes precedence over any printed material

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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.

Great three-unit commercial building with approximately 2,492 total combined square feet of space, located on a major traffic thoroughfare boasting an average daily traffic count of 12,600± vehicles. Main office at 975 has approximately 1,173± Sq. Ft. The second office at 985 and third office at 995 both have approximately 420 square feet and share access to the two car garage. Unit 995 has an independent electric furnace and AC unit. All three units share water and sewer. A large, combined LED message board and lighted sign identifying the property sits at the entrance off East Edwardsville Rd. and is also included with the sale. The building sits on a spacious .66+/- Acre lighted lot with ample paved front and side parking. The back gravel lot is partially fenced. The building location is near a major lighted intersection and travel route and is conveniently located within minutes of I-255 and all Metro East Amenities!



975 E Edwardsville Rd. Property Information

3 Unit/4 Half BA ~ 2,492± Total Sq. Ft. ♦ Year Built: 1960 ~ Remodeled in 2006
Electric Water Heater & Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas & Electric Furnace ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker
Basement: Full Partially Finished (1,659± SF) ♦ Garage: 2 Car attached

