

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Real Estate Auction
1608 3rd Street, Madison, IL 62060

**1BR/1BA
804± SF HOME
W/ FULL BASEMENT**



*Bidding Closes: 5PM
Thu., April 13, 2023*

*Viewing: 2:30-4:30PM
Sun., April 2, 2023*

County: St. Clair ♦ 2021 Taxes: \$0

Exemptions: Owner Occupied

Senior Citizen, Senior Assessment Freeze

Parcel Number: 21-2-19-25-15-404-009

Zoning: Single Family

Total Lot Size: 0.08± Ac

Schools: Madison Dist #12 & Madison HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum

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.

1608 3rd Street Property Information

1BR/1BA ~ 804± Sq. Ft. ♦ Year Built: 1920 ♦ Forced Air Heating
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle
Basement: Full, Unfinished ♦ Electric: Breaker Box

* Taxes will be reassessed with new owners as all available exemptions have been applied *



Great opportunity to add an additional property to any rental portfolio. This one bedroom one bath estate home would be a great rental unit or personal residence with some updates. The home sits on a 0.08+/- AC lot and has approximately 804+/- SQ FT of living space. The home has access to the back alley and front on street parking. Located minutes from the I-55 and I-70 exchange, the McKinley Bridge and downtown St. Louis!