

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

2 TERMINAL DRIVE, SUITE #13, EAST ALTON, IL 62010

VIEWING: WEDNESDAY, MAY 10, ~ 12-1PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, MAY 17, 2023

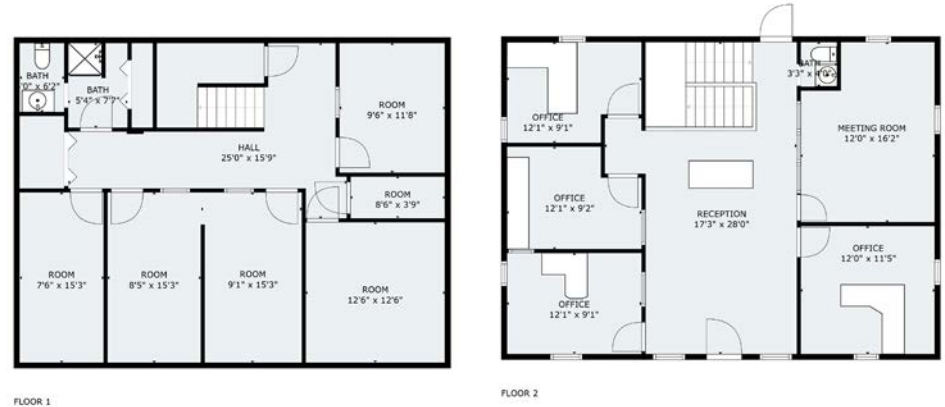
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**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751





# GENERAL INFORMATION & AUCTION TERMS



**BUILDING ONLY**

**AP AIRPORT**

**2,400+/- SQ. FT.**

**\$2,881**

TOTAL LOT SIZE

ZONING

MAIN BUILDING

TOTAL '21 TAXES

Solid Brick, Commercial Building, 2,400± Total SF • Year Built: 1977 • New Roof In 2012 • Convenient I-255 Access  
 Located Near St. Louis Regional Airport • Situated In #2 Terminal Drive Professional Park, Near Other Local Businesses  
 Water & Sewer: Public • Central Air • Roof: Shingle • 9 Office Spaces, 12'x16' Conference Room • Building Only, 99 Yr Land Lease  
 Electric Water Heater & Forced Air Heat Pump • Electric: Circuit Breaker • Basement: Full, Finished (1,200± SF)  
 Furnace, Air Conditioning Unit & Electric Service Panel Replaced In 2021  
 13,000± Annual Average Daily Traffic Counts Off Route 111

## PARCEL NUMBERS

P.I.N	Size	Amount
19-1-35-13-01-101-000.171	BUILDING ONLY	\$2,881

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

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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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