

# **ONLINE ONLY AUCTION** *Commercial Building* **99 year Lease**

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

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

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

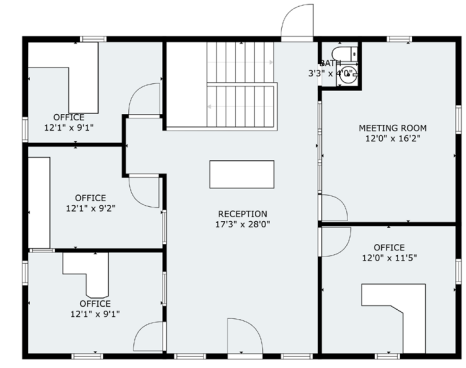
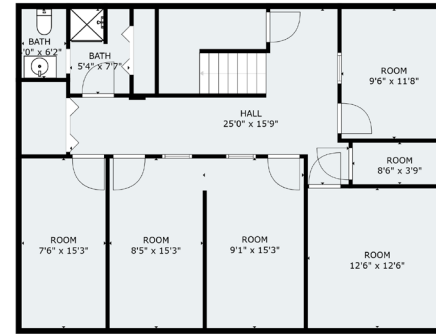
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**Adam's**  
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Adam Jokisch  
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# GENERAL INFORMATION & AUCTION TERMS



**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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# ADDITIONAL PROPERTY PHOTOS

