

Professional Real Estate Auctions By:

**Adam's**  
Auction & Real Estate Services, Inc.

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For Online Bidding Visit:  
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Online Only Commercial Real Estate Auction  
**103 South Main Street, Belle Rive, IL 62810**

**3,168± SF  
COMMERCIAL  
BUILDING**



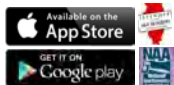
***Bidding Closes: 5PM  
Wed., June 28, 2023***

*Property Viewing:*

*Sun., June 25th ~ 12-2pm*

Additional Info & Pictures on Back

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions



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:** Jefferson ♦ **2021 Taxes:** \$616

**Parcel No.:** 12-27-440-004

**Total Lot Size:** 0.24±Ac. ♦ **Zoning:** Commercial

**Heat:** Forced Air ♦ **Fuel:** Gas ♦ **A/C:** Central

**Electric:** 3 Phase/Circuit Breaker ♦ **Water & Sewer:** Public

**Roof:** Metal/Asphalt ♦ **Year Built:** 1920 ♦ **Basement:** None, Slab

Terms: \$3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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



Great opportunity to acquire this 3,168+/- SF commercial building in Belle Rive! Located at 103 South Main Street. The building was formally home to Wilkey's Café and can be used as a commercial space or for residential use with approval from the City of Belle Rive. The building has been partially renovated with three phase electricity, ADA bathrooms ready to be installed, updated fire suppression system and has all public utilities onsite. The building benefits from approximately 4,450+/- daily traffic counts off HWY 142, is located approximately 11.4 miles from Mt. Vernon IL and has interstate signage available through the State of Illinois.

**\*\* Storage container not selling with property \*\***





# *Additional Property Photos*

