

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

213 East Main Street, Belleville, IL 62220

BIDDING CLOSES: 5PM ~ WEDNESDAY, JUNE 14, 2023

VIEWING: SUNDAY, JUNE 11 ~ 12-2PM

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

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

**0.17+/- ACRE LOT  
WITH AN 7,226± SF  
COMMERCIAL BUILDING**



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

# GENERAL INFORMATION & AUCTION TERMS



**0.17± ACRES**

TOTAL LOT SIZE

**HEAVY COMMERCIAL**

ZONING

**7,226+/- SQ. FT.**

MAIN BUILDING

**\$6,318**

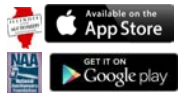
TOTAL '21 TAXES

All Public Utilities Available on Property • Electric: Breaker Box • Central Heating and Air • Gas Furnace  
 5,500 Daily Traffic Counts Off East Main Street • Located in the East Main Street TIF District • Basement: Full/Unfinished  
 Front and Rear Lofts w/ Storage Space and Potential Office Space • 2 Half Baths • Large Display Windows Facing East Main Street  
 Formerly Home to Curt Smith's Sporting Goods • Off Street Front Parking and Free City Parking Lots in Close Proximity

## PARCEL NUMBERS

P.I.N	Size	Amount
08-22.0-334-039	0.17± AC	\$6,318

Terms: \$5,000 Down Day of Sale on Real Estate  
 Balance Due in 30 Days • 7% 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

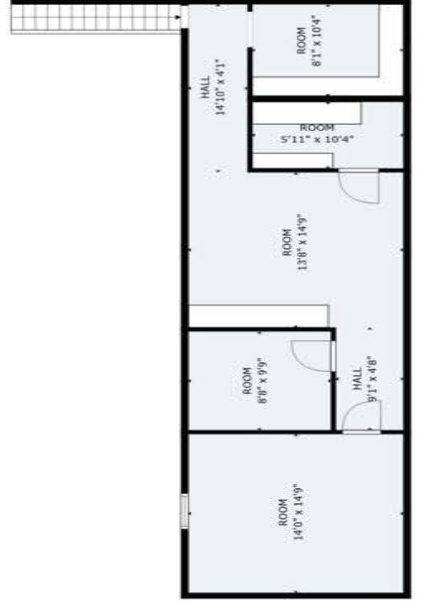
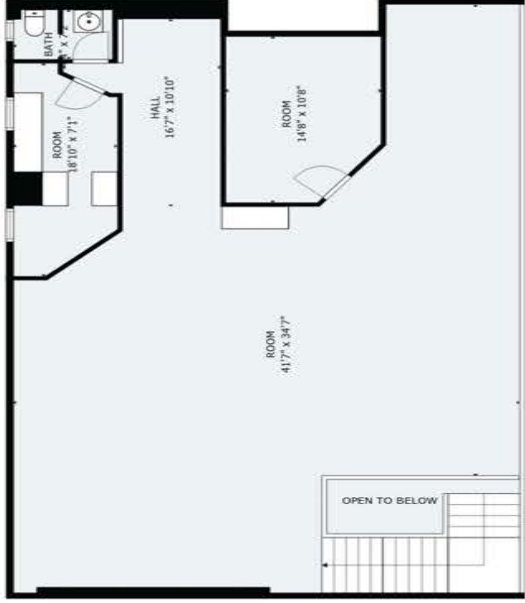


Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

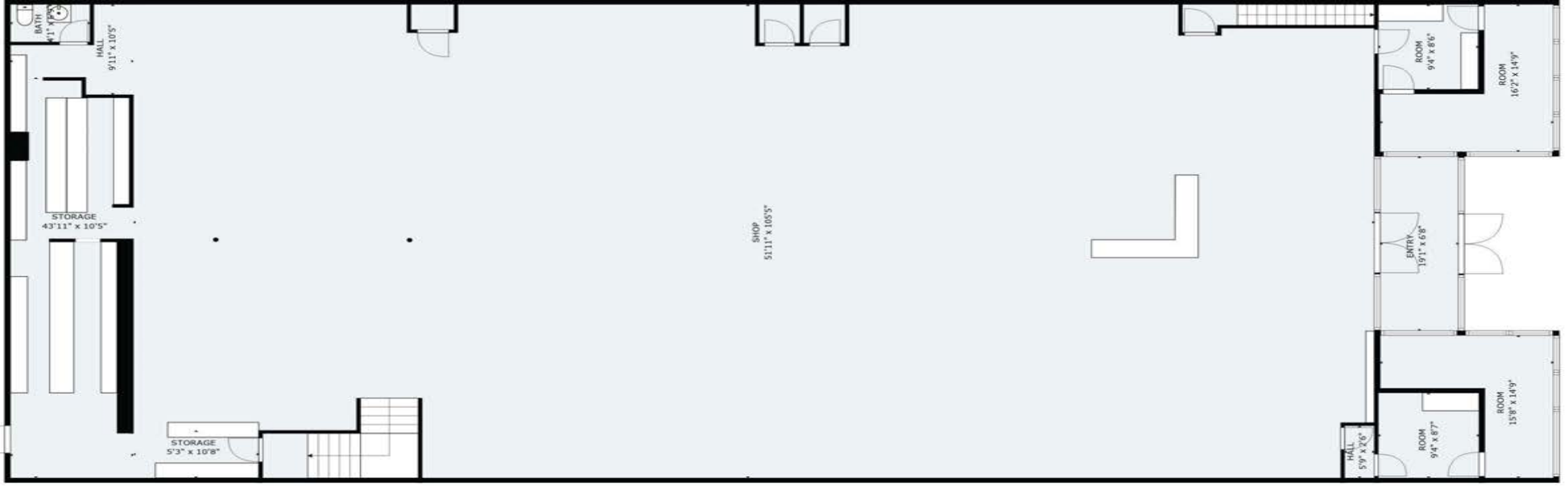
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# ADDITIONAL PROPERTY PHOTOS





FLOOR 2



FLOOR 1