

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

5365 Collinsville Road, East Saint Louis, IL 62201

**APPROX. 3.67+/- AC
CONSERVATION
DISTRICT**



Bidding Closes: 6PM
Wednesday, June 14

County: St. Clair ♦ **2022 Taxes:** \$3,775

Exemptions: None

Parcel Numbers: 02-04.0-200-007, 02-04.0-200-009

Zoning: Conservation

Total Lot Size: 3.67± Ac

Schools: East Saint Louis #189, East Saint Louis HS

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

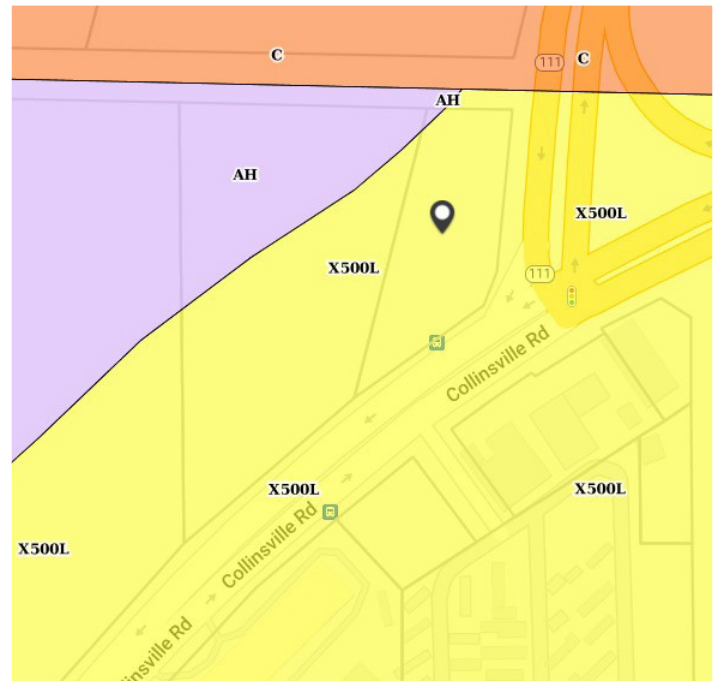
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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction 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.

Two land parcels selling as one! Located at 5365 Collinsville Road in Fairmont City. Both parcels are zoned conservation but can be developed for multiple uses per the Village of Fairmont City zoning regulations. The property benefits from approximately 7,700+/- daily traffic counts off Collinsville Road and is located just minutes from I-55/I-70. All public utilities are available near the property.

***** All potential property uses must be approved by the Village of Fairmont City *****



5365 Collinsville Road Property Information

Electric, Public Water & Natural Gas Available Near Property

Both parcels lie in a 100 year flood zone and a 500 year levy protected flood zone.