

ONLINE ONLY REAL ESTATE AUCTION

2301 East Main Street, Belleville, IL 62221

BIDDING CLOSES: 5PM ~WEDNESDAY AUGUST 16, 2023

VIEWING: WEDNESDAY, AUGUST 9, ~ 4-6PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**3,125+/- SF BUILDING
FORMERLY SCHATZE'S
ON 0.35+/- AC LOT!**



GENERAL INFORMATION & AUCTION TERMS



0.35± ACRES

TOTAL LOT SIZE

A-1 SINGLE FAMLY

ZONING

3,125+/- SQ. FT.

TOTAL SQUARE FEET

\$6,211

TOTAL '22 TAXES

All Public Utilities • Electric: Breaker Box • Forced Air Gas Furnace • Gas Water Heater
 13,500+/- Average Daily Traffic Counts Off East Main Street & 161 • Basement: Partial/Unfinished/Crawl Space/Slab • 3 Restrooms
 Central Air Conditioning & 2 Window Units • Year Built: 1947 • Paved Side & Rear Parking
 Property is zoned A-1 Single Family Residence with a Legal Non Conforming Commercial Building
 Any future use other than residential use would need re-zoning approval from the City of Belleville.

PARCEL NUMBER

P.I.N

Size

Amount

08-23.0-114-028

0.35± AC

\$6,211

Terms: \$5,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 10% Buyers Premium Or \$1500 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



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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.

