

# ONLINE ONLY REAL ESTATE AUCTION

**609 SOUTH BREESE STREET, MILLSTADT, IL 62260**

**BIDDING CLOSES: 5:30PM ~ THURSDAY, SEPTEMBER 14, 2023**

**VIEWING: THURSDAY, SEPTEMBER 7th ~ 4-6PM**

**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





# GENERAL INFORMATION & AUCTION TERMS



**0.20+/- AC**

TOTAL LOT SIZE

**I - INDUSTRIAL**

ZONING

**14,550+/- SQ. FT.**

MAIN BUILDING

**\$17,014**

TOTAL '22 TAXES

Solid Brick/Stone, Class A Commercial Building, 14,550± Total SF • Year Built: 2007 • Remodeled in 2023 • 15 Minutes to St. Louis  
Located Near Established Businesses • Zoned HVAC • 4 Electric Furnaces • 4 AC Units • Paved Parking Lot, 17 Spaces  
Sump Pump • Water & Sewer: Public • Central Heating & Air • Basement: Full, Unfinished • Roof: Shingle • 3 Separate Electric Meters  
Electric Water Heater • Electric: Circuit Breakers • Three Level Elevator (Needs New Cab) • Located in The Village of Millstadt TIF Zone

## PARCEL NUMBERS

P.I.N	Size	Amount
12-10.0-317-013	0.20+/- AC	\$17,014

Terms: \$20,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 2% Buyers Premium

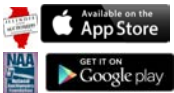
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

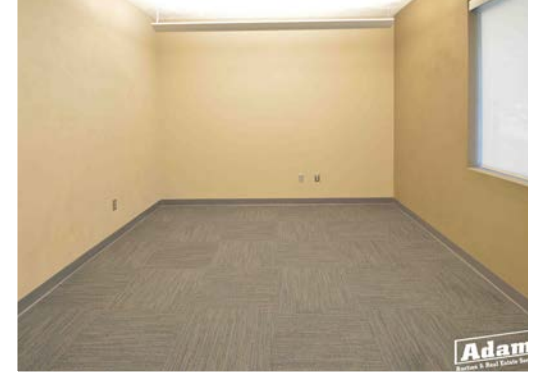
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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



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