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## Online Only Real Estate Auction

113 & 115 NORTHLAND DRIVE, BELLEVILLE, IL 62221

**TENANT OCCUPIED**  
**2BR/1BA DUPLEX**  
**BELLEVILLE SCHOOLS!**



***Bidding Closes: 5PM***  
***Wednesday, November 29, 2023***

***Viewing: 12-2PM***  
***Sunday, November, 19***

**County:** St. Clair ♦ **2022 Taxes:** \$2,816

**Exemptions:** None

**Parcel Number:** 08-14.0-400-034

**Zoning:** Single Family

**Total Lot Size:** 0.21± Ac

**Schools:** Whiteside Dist. #115 & Belleville East 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.



Tenant occupied 2BR/1BA duplex currently generating \$1550 a month in Belleville! Both units feature two bedrooms, a full bath, living room, laundry room and combined kitchen and dining room. The exterior features a shared driveway with covered parking and a spacious back yard with paved patios on each side. Conveniently located near schools and in the Belleville 201 district! Do not miss this great investment opportunity!



## *113 & 115 Northland Drive Property Information*

*2 Unit/2BR/1BA~1,920± Combined Sq. Ft. ♦ Year Built: 1977 ♦ Forced Air Heating ♦ Central Air Gas Furnace & Gas Water Heater ♦ Water & Sewer: Public ♦ Basement: Slab Electric: Breaker ♦ Box Roof: Shingle*



