

ONLINE ONLY REAL ESTATE AUCTION

401 AND 403 NORTH 7TH STREET, BELLEVILLE, IL 62220

BIDDING CLOSES: 5:30PM ~ WEDNESDAY, DECEMBER 6TH

VIEWING: WEDNESDAY, NOVEMBER 29TH ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**3,795+/- SF. BUILDING
ON 2 PARCELS
IN BELLEVILLE!**





GENERAL INFORMATION & AUCTION TERMS



1943

YEAR BUILT

0.14+/-AC

TOTAL LOT SIZE

3,795+/- SF

COMBINED SPACE

A2- SINGLE FAMILY

ZONING

\$3,487

TOTAL '22 TAXES

UTILITIES: Window Unit AC (1) • Ceiling Mounted Gas Heaters (3) • Water/Sewer: Public
Electric: Circuit Breaker • Water Heater: Electric • Basement: None/Slab
EXEMPTIONS: None.

PARCEL NUMBERS

P.I.N	Size	Amount
08-21.0-309-019	0.12+/- Acre	\$3,451
08-21.0-309-018	0.02+/- Acre	\$36

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.

PROPERTY PHOTOS

Potential filled 3,795+/- Sq. Ft. building on two parcels in Belleville! The building features two electric garage doors, an open shop with ceiling mounted gas heaters, an office, a bathroom, two storage rooms and a second level area that could be used for additional workspace or storage. The back roof of the building will need to be replaced before the second-floor area can be used. The building is zoned A-2 single family residence but could be used again as a commercial space with a special use variance from the city of Belleville. There is an additional gravel lot with approximately 0.12+/- acres across the street from the building that could be purchased separately and used for additional parking/storage. Located just minutes from the Public Square in downtown Belleville!

