

ONLINE ONLY REAL ESTATE AUCTION

302 West Washington Street, Freeburg, IL

BIDDING CLOSES: 5PM ~ WEDNESDAY, JANUARY 24, 2024

VIEWING: WEDNESDAY, JANUARY 17 ~ 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

**BANK OWNED
3,797+/- SF BUILDING
ZONED SR-1
SINGLE FAMILY**



GENERAL INFORMATION & AUCTION TERMS



0.28± ACRES

TOTAL LOT SIZE

SR-1 SINGLE FAMILY

ZONING

3,797+/- SQ. FT.

TOTAL SQUARE FEET

\$5,801

TOTAL '22 TAXES

All Public Utilities • Electric: Breaker Box • Zoned Central Heating and Air • Gas Furnace (2) • Zoned HVAC • Electric Water Heater
 11,600+/- Daily Traffic Counts Off Rte. 15 • Basement: Crawl Space/Slab • AC Units (2) • Fire Alarm System • 2 Emergency Exits
 11 Office Spaces • 2 Restrooms • Whole Building Has Fireproof Drywall • Cat 5 Information Line Ran Throughout • Former Medical Building
 Paved Side and Back Parking • Insulated Exterior and Interior Walls • **Building Is Bank Owned**
Property Will Be Subject To Restrictive Use Covenant As Deeded

PARCEL NUMBERS

P.I.N	Size	Amount
14-19.0-448-023	0.28± AC	\$5,801

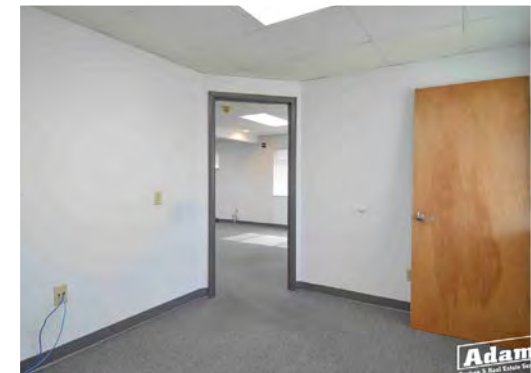
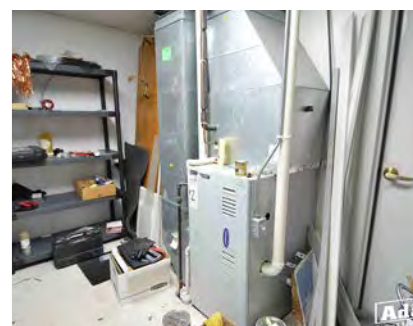
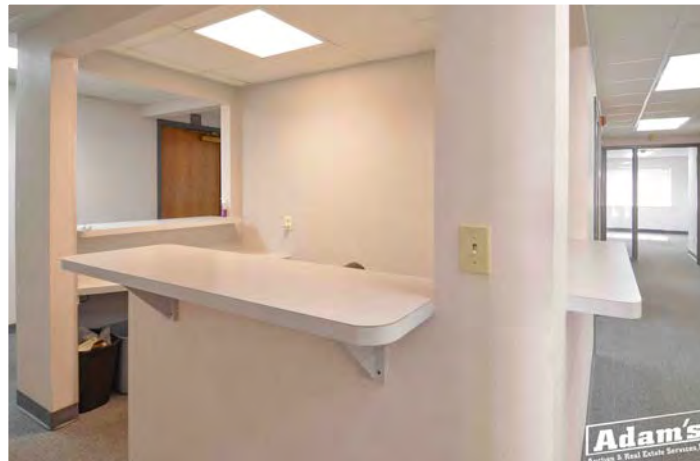
Terms: \$5,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days • 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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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.

ADDITIONAL PROPERTY PHOTOS





FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

