

Professional Real Estate Auctions By:

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Auction & Real Estate Services, Inc.

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**Online Only Real Estate Auction**  
**1219 N Charles Street, Belleville, IL 62221**

**INCOME GENERATING**  
**2BR/1BA HOME w/**  
**FULL BASEMENT**



***Bidding Closes: 5PM***  
***Wednesday, February, 2024***

***Viewing: 2:30-4:30PM***  
***Sunday, February 18, 2024***

**County:** St. Clair ♦ **2022 Taxes:** \$1,930

**Exemptions:** None

**Parcel Number:** 08-22.0-110-021

**Zoning:** Single Family

**Total Lot Size:** .06

**Schools:** Belleville Dist 118 & Belleville East HS

Terms: \$3,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum

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.



# 1219 N Charles Street Property Information

2BR/1BA ~ 1,332± SF ♦ Year Built: 1887 ♦ Forced Air Heating ♦ Window Unit A/C ♦ Gas Furnace  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished  
Electric: Circuit Breaker



This 2 bedroom, 1 bath home is generating \$600/month in rental income with the current month to month tenant. The home is located just minutes to the Public Square in the heart of Downtown Belleville while remaining close to schools and parks as well as numerous choices for shopping & dining in addition to remaining convenient to all other communities of the Metro East. This would be a great addition to any investor's portfolio of income generating homes or your starter home with the proper notice given.

