

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**108 EAST ST. LOUIS STREET, LEBANON, IL 62254**

**BIDDING CLOSES: 1PM ~ TUESDAY, APRIL 30**

**VIEWING: SUNDAY, APRIL 28 ~ 12-2PM**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](http://AdamsAuctions.HiBid.com)**

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

**POTENTIAL FILLED  
5,514+/- SF BUILDING  
ZONED C  
COMMERCIAL**





# GENERAL INFORMATION & AUCTION TERMS



**0.25± ACRES**

TOTAL LOT SIZE

**C - COMMERCIAL**

ZONING

**5,514+/- SQ. FT.**

TOTAL SQUARE FEET

**\$4,616**

TOTAL '22 TAXES

Great commercial opportunity in Lebanon! Formerly used as an antique mall, the building was in the process of a complete rehab and is waiting for you to finish. The building has approximately 5,514+/- square feet of space with recent updates that include a new roof, windows, tuck-pointing, gas and oil separator and plumbing running to the main sewer line. The building has all public utilities available and is situated on a spacious 0.25+/- acre corner lot with a front parking lot accessible from Rte. 4. The property benefits from approximately 12,800+/- average daily traffic counts off Rt. 4 and approximately 5,800+/- daily traffic counts off of Hwy. 50.

## PARCEL NUMBERS

P.I.N	Size	Amount
05-19.0-405-002	0.25± AC	\$4,616

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

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