

Professional Real Estate Auctions By:

Adam's

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Toll Free: 1-877-566-8751

Adam Jokisch

Mobile (618) 530-8751

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Online Only Real Estate Auction

129 & 131 Kensington Heights Road, Belleville, IL 62226

TENANT OCCUPIED
2BR/1BA UNITS
DUPLEX IN
BELLEVILLE, IL!



Bidding Closes: 5PM
Thursday, May 9th, 2024

Viewing: 2:30-4:30PM
Sunday, May, 5th

County: St. Clair ♦ **2022 Taxes:** \$2,714

Exemptions: None

Parcel Number: 08-18.0-108-025

Zoning: Single Family

Total Lot Size: 0.19± Ac

Schools: Belleville Dist. #118 & Belleville West 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# 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.

Fully occupied duplex with long term tenants in Belleville! Each unit is a 2BR/1BA with separate water, gas, and electric meters. Both units have central heating and air and feature a living room with wood burning fireplace, combined kitchen and dining area, two bedrooms and a full bathroom. In addition, the units have separate back patios with a privacy fence dividing the back yard. Both units pay \$675.00 in monthly rent as well as the water and electric bill. The owner currently pays for sewer and trash. Stop by the upcoming open house to view this great investment opportunity!



129 & 131 Kensington Heights Road Property Information

***2 Units ~ (1) 2BR/1BA (129) & (1) 2BR/1BA (131) ♦ 2,040± Combined Sq. Ft. ♦ Year Built: 1982
Forced Air Heating ♦ Central Air ♦ Electric Furnace & Electric Water Heater ♦ Wood Burning Fireplace
Water & Sewer: Public ♦ Basement: None, Crawl Space ♦ Electric: Breaker Box ♦ Roof: Shingle***

