

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

1802 & 1806 Laurette Lane, Belleville, IL 62223

**TENANT OCCUPIED
2BR/1BA & 3BR/1BA
DUPLEX IN
BELLEVILLE, IL**



Bidding Closes: 5PM
Thursday, April 18, 2024

Viewing: 12-2PM
Sunday, April, 14

County: St. Clair ♦ **2022 Taxes:** \$3,443

Exemptions: None

Parcel Number: 08-14.0-400-034

Zoning: Single Family

Total Lot Size: 0.25± 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# 044000169

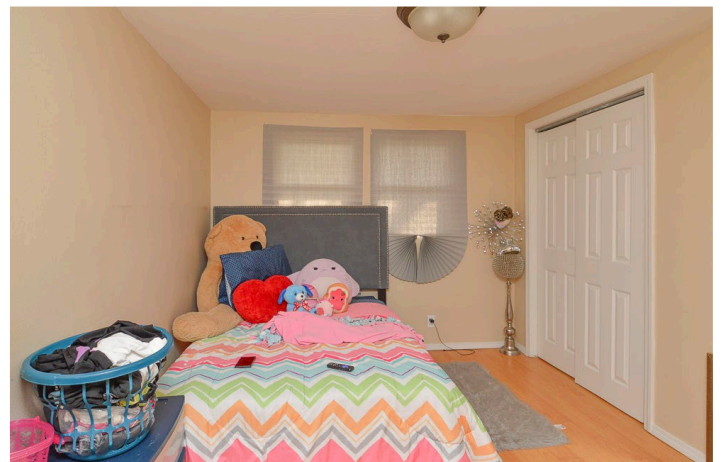
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Fully occupied multi family property producing a combined monthly rental income of \$1,700.00 in Belleville, IL! The 3BR/1BA unit is 1802 and offers a kitchen, a living room, a full basement, and carport. The tenant in 1802 is paying \$750/month in rent with a lease that expires in May of '24 and would like to stay on with the new owners. The 2BR/1BA unit is 1806 comes complete with a kitchen and living room, a full basement, and carport. The tenant in 1806 is paying \$900/month in rent with a lease expiring in August of '24. Both tenants pay all their own utilities except the sewer.



1802 & 1806 Laurette Lane Property Information

2 Units ~ (1) 2BR/1BA (1806) & (1) 3BR/1BA (1802) ♦ 1,790± Combined Sq. Ft. ♦ Year Built: 1957

Forced Air Heating ♦ Central Air ♦ Gas Furnace & Gas Water Heater ♦ Water & Sewer: Public

Basement: Full, Unfinished ♦ Electric: Breaker Box ♦ Roof: Shingle

