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**Online Only Real Estate Auction**

**301 Water Street, Cahokia Heights, IL 62206**

**3BR/1BA HOME  
W/ ATTACHED  
2 CAR GARAGE!**



***Bidding Closes: 5PM***  
***Thursday, April 25, 2024***

***Viewing: 12-2PM***  
***Sunday, April 12, 2024***

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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.

**County:** St. Clair ♦ **2022 Taxes:** \$883  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 06-03.0-220-006  
**Zoning:** Single Family  
**Total Lot Size:** 0.45± Ac  
**Schools:** Cahokia Unit #187, Cahokia HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$2000 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

# 301 Water Street Property Information

3BR/1BA ~ 1,366± Total Finished Sq. Ft. ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ 2 Car Attached Garage 20' x 22' Outbuilding ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ Concrete Driveway



Potential filled 3BR/1BA ranch home with attached 2car garage in Cahokia Heights! The home features a large living room, dining room, kitchen, three bedrooms, a full bath and an enclosed sunroom off the breezeway. The home has an additional 20' x 22' outbuilding, partially fenced yard and is situated on a large 0.45+/- acre lot! Located minutes from I-255 and downtown St. Louis!

