

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

5400 West Main Street, Belleville, IL 62226

BIDDING CLOSES: 5PM ~ WEDNESDAY, MAY 1, 2024

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

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

For Online Bidding Visit: AdamsAuctions.HiBid.com



**POTENTIAL FILLED
8,712± SF MIXED-USE
2 STORY BUILDING
TWO PARCELS SELL
AS ONE**

GENERAL INFORMATION & AUCTION TERMS



0.42± ACRES

TOTAL LOT SIZE

C-1 LIGHT COMMERCIAL

ZONING

8,712+/- SQ. FT.

TOTAL SQUARE FEET

\$12,478

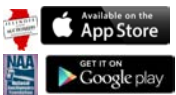
TOTAL '22 TAXES

Endless possibilities with this combined residential and commercial building with approximately 8,712+/- Sq. Ft. of usable space directly off West Main Street in Belleville! The property features a four-bedroom 2.5 bath residence with living room, kitchen, dining room and finished lower-level rec room complete with a built-in bar area. The commercial space was previously used as a cosmetology school and features, a separate side entrance, classrooms, workstations, four and a half bathrooms, two office's, a laundry room, utility room and two lower-level finished rooms. The building has a well-maintained brick exterior, is located directly off West Main Street with an average daily traffic count of approximately 16,000+/- vehicles per day. The building situated on a 0.19+/- acre lot. In addition to the building there is a separate parcel also included in the sale with a 28-space asphalt parking lot on approximately 0.23+/- acres!

PARCEL NUMBERS

P.I.N	Size	Amount
08-07.0-303-022	0.19± AC	\$11,538
08-07.0-303-023	0.23± AC	\$940

Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days 10% 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



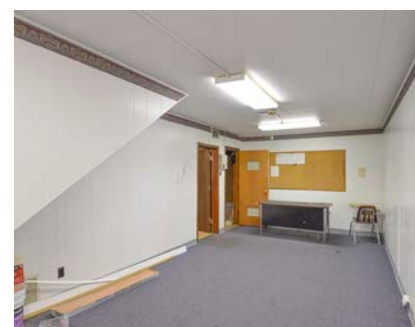
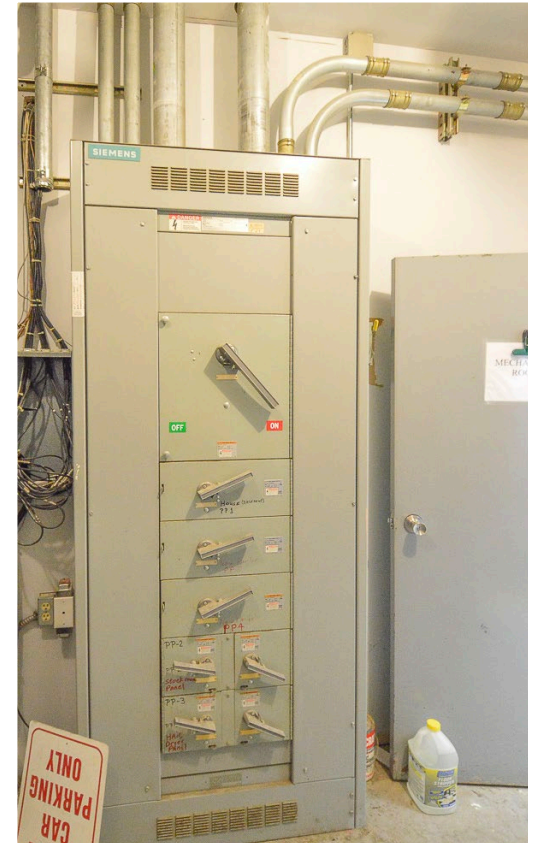
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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



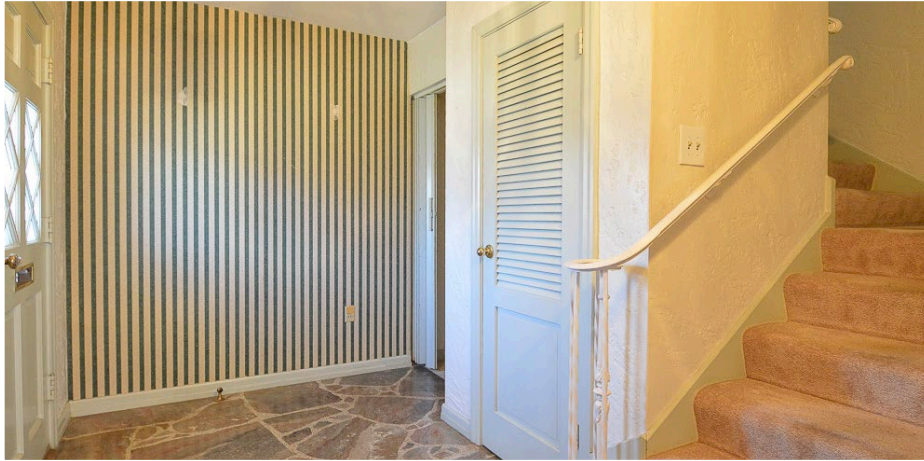
ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS

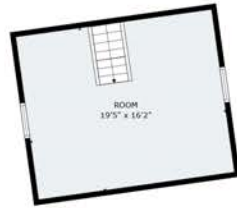


ADDITIONAL PROPERTY PHOTOS

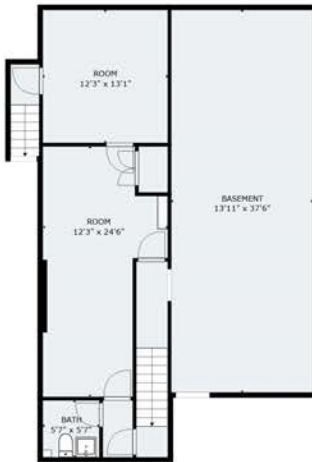
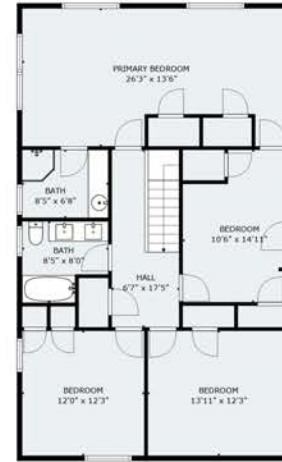


ADDITIONAL PROPERTY PHOTOS





FLOOR 3



FLOOR 1



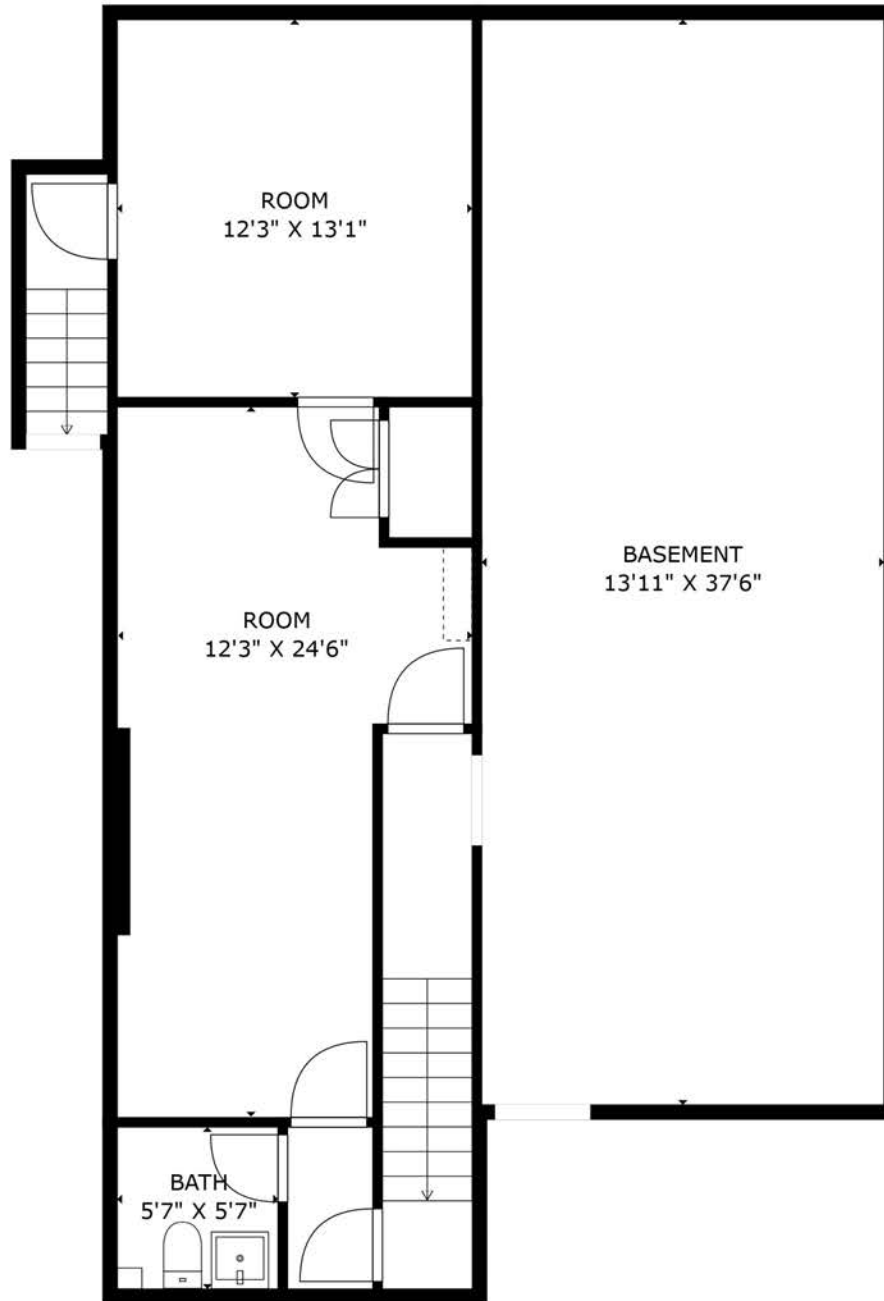
FLOOR 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

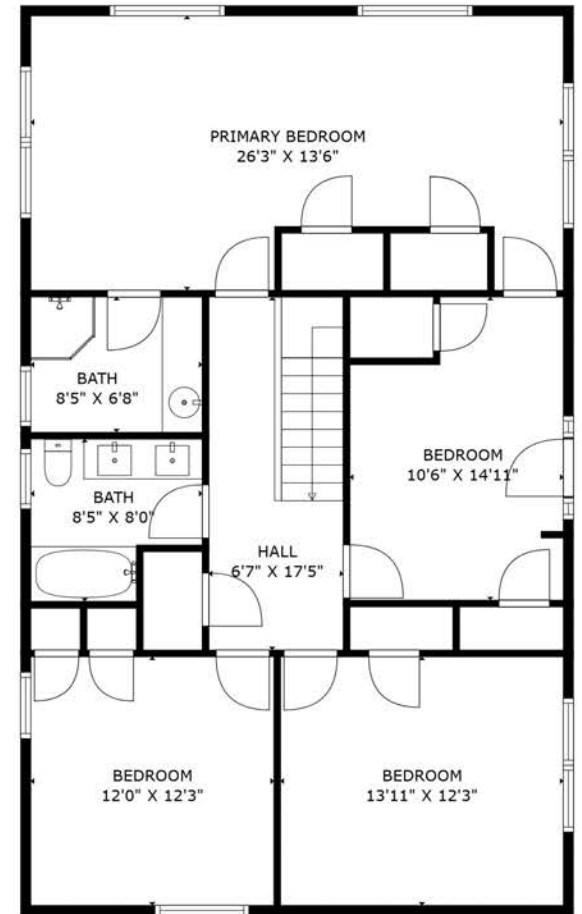
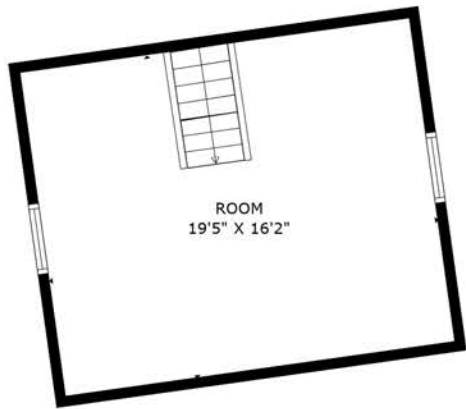




Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.