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**Online Only Real Estate Auction**  
**624 Royal Heights Road, Belleville, IL 62226**

**3BR/1BA**  
**960± SF HOME**  
**BELLEVILLE**  
**SCHOOLS**



***Bidding Closes: 5PM***  
***Tue., April 9, 2024***

***Viewing: 12-2PM***  
***Sun., April 7, 2024***

**County:** St. Clair ♦ **2022 Taxes:** \$2,156

**Exemptions:** None

**Parcel Number:** 08-08.0-409-009

**Zoning:** Residential

**Total Lot Size:** 0.18+/- Acres

**Schools:** Belleville Dist. #118, Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 7% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

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.



# 624 Royal Heights Road Property Information

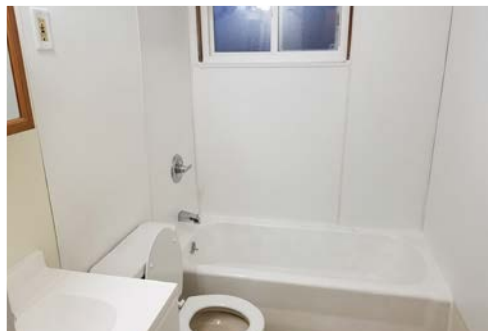


3BR/1BA ♦ 960+/- Finished SF ♦ Year Built: 1955

Concrete Driveway ♦ Electric: Breaker Box ♦ Sewer: Public ♦ Water: Public

Gas Furnace (New 2018) ♦ Roof: Shingle (New 2013) ♦ Gas Water Heater

Central Air Conditioning ♦ Basement: None, Slab





3BR/1BA ranch home in Belleville! The home has approximately 960+/- SF and features a spacious living room, open kitchen with washer and dryer hook ups, and a shared full bath off the hallway. The exterior of the home features a spacious, fully fenced backyard, concrete driveway, and 6' x 8' storage shed. The home has a current tenant who is on a yearly lease paying \$975 a month and the lease is up in April of 2024. The home is located within close proximity to schools, directly off North Belt West and just minutes to Route 161 and all Metro East amenities!

