

Professional Real
Estate Auctions By:
Adam's
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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 ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444000169

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

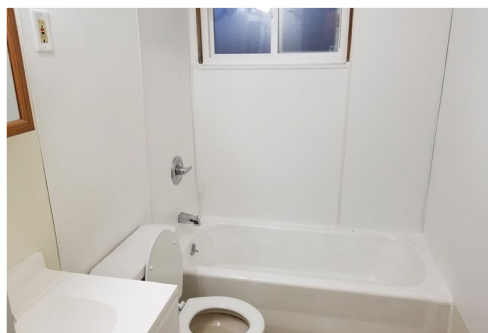
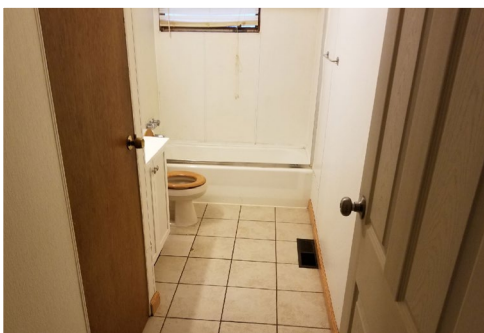


3BR/1BA ♦ 960+/- Finished SF ♦ Year Built: 1955

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!

