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## Online Only Real Estate Auction

2288 Gary Avenue, Granite City, IL 62040

**2BR/1BA ESTATE HOME**

**w/ ATTACHED 1 CAR GARAGE**

**ON 0.21+/- AC!**



***Bidding Closes: 1PM***  
***Wednesday, June 12, 2024***

***Viewing: 12-2PM***  
***Sunday, June 9, 2024***

Text ADAMS to 1-800-496-6299 To Be  
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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:** Madison ♦ **2022 Taxes:** \$2,124  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze  
**Parcel Numbers:** 22-1-20-09-14-302-002  
**Zoning:** Single Family  
**Total Lot Size:** 0.21± Ac  
**Schools:** Granite City Dist. #9, Granite City 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# 444.000169  
Any announcement made day of sale takes precedence over any printed material

# 2288 Gary Avenue Property Information

2BR/1BA ~ 1120± Total Finished Sq. Ft. ♦ Year Built: 1958 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

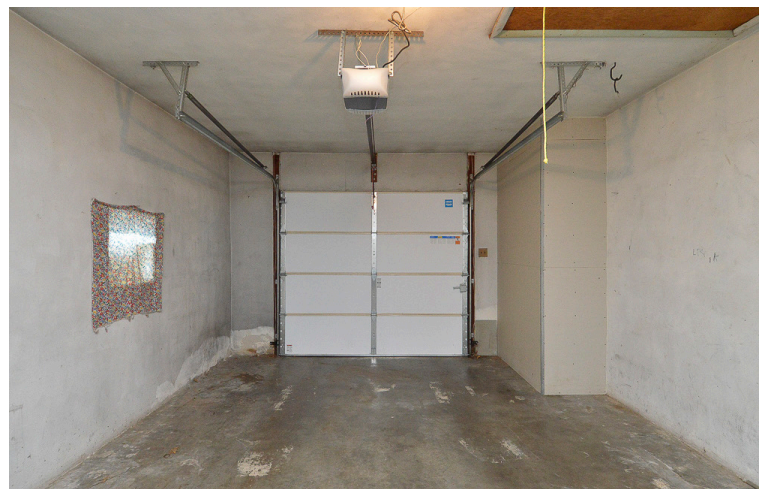
Basement: Full, Partially Finished ♦ Electric: Circuit Breaker ♦ Concrete Driveway ♦ 1 Car Attached Garage

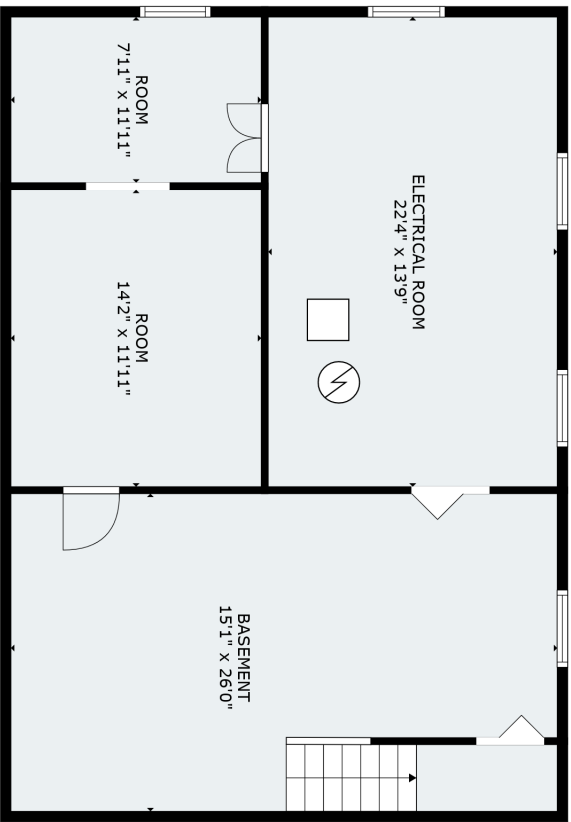


Potential filled 2BR/1BA solid brick ranch home with attached single car garage in Granite City, IL! The home features a large living room, kitchen and dining area, a full bathroom, two bedrooms and a full, partially finished basement with a rec room and a bonus room that could be used as a third bedroom. The property has a large backyard with an attached, covered 11' x 5' patio, an 11' x 20' patio and 6' x 6' garden shed. Situated on a large 0.21+/- acre lot and just minutes from schools and amenities in Granite City!

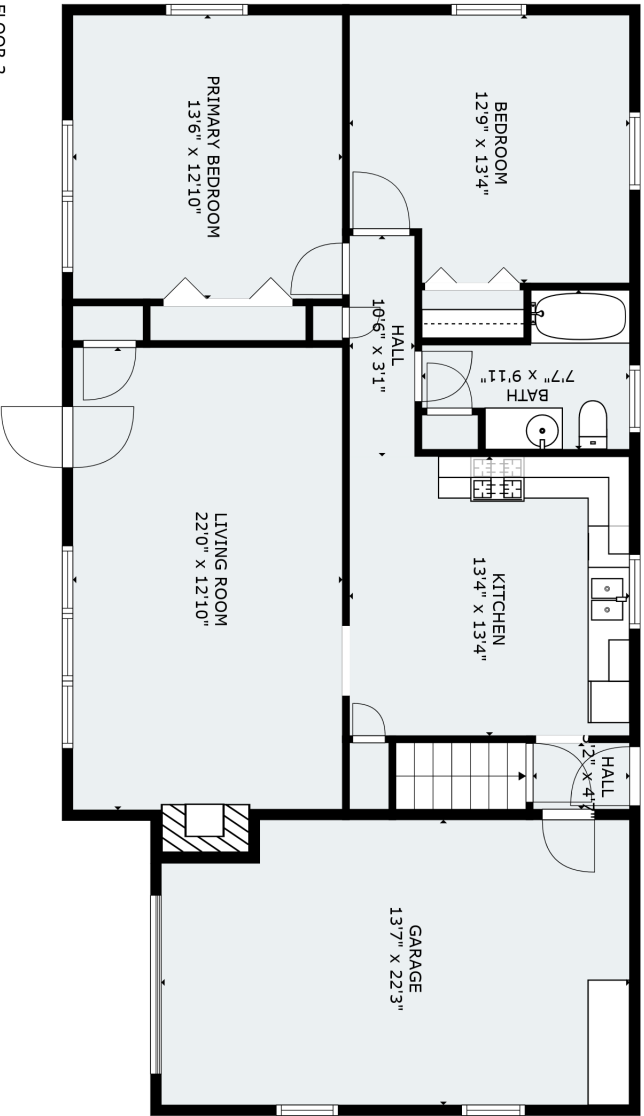


# Additional Photographs





FLOOR 1



FLOOR 2

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

