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# Online Only Real Estate Auction

1013 Mulberry Street, Keyesport, IL 62253

**2,520± SF BUILDING**  
**RESIDENTIAL**  
**& COMMERCIAL ZONING**  
**2 LOTS**  
**ON 1 PARCEL**



***Bidding Closes: 6PM***  
***Wednesday, July 9th, 2025***

***Viewing: 12-1PM***  
***Wednesday, July 2nd, 2025***

County: Bond ♦ 2024 Taxes: \$1,044

Exemptions: None

Parcel Numbers: 01-34-35-425-063

Zoning: C-Commercial & R-1, Residential

Total Lot Size: 0.48± Ac

Terms: \$10,000 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# 444.000169

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.

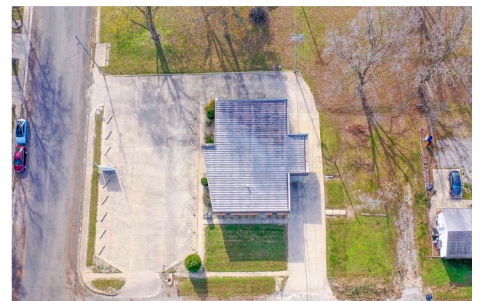
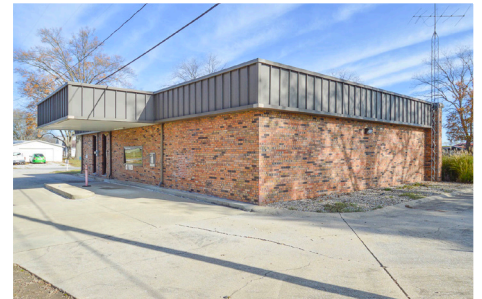


# 1013 Mulberry Street Property Information

2,520± Total Finished Sq. Ft. ♦ Year Built: 1982 ♦ Forced Air Heating ♦ Electric: Breaker Box ♦ Central Air ♦ Gas Furnace  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal/Flat ♦ Concrete Parking Lot ~ 16 Spaces ♦ Basement: None, Slab

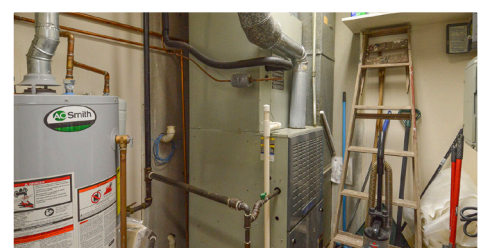
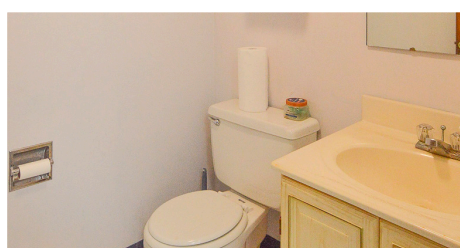
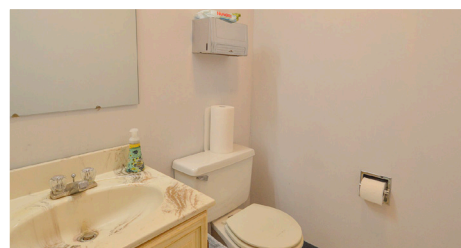
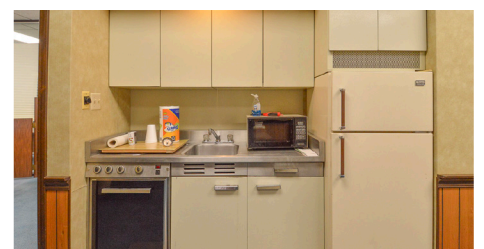
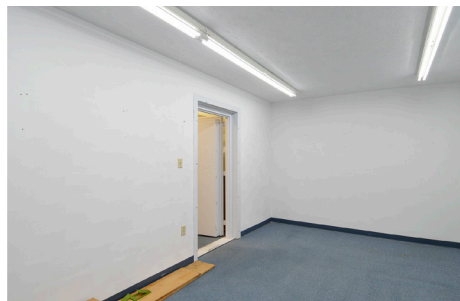


Great opportunity to acquire this prime commercial/residential property on a large 0.48± acre lot, mere steps away from Carlyle Lake in Keyesport, IL! The Property features a 2,520± SF commercial building formerly used as a bank with front tellers' desks, two vaults, a rear drive-thru window, two office rooms, a break room with kitchenette, and two half bathrooms. The building features a well maintained, solid brick exterior with front and side entrance doors and a large parking lot with 16 parking spaces. The parcel has two zoning designations with the building being zoned for commercial use and the additional lot to the rear of the building being zoned for residential use. The property lies within the Village of Keyesport Zoning Jurisdiction. Any other use of the property not permitted under the current zoning designations would need to be approved by the Village of Keyesport. This property offers multiple use potential with convenient access to the lake!

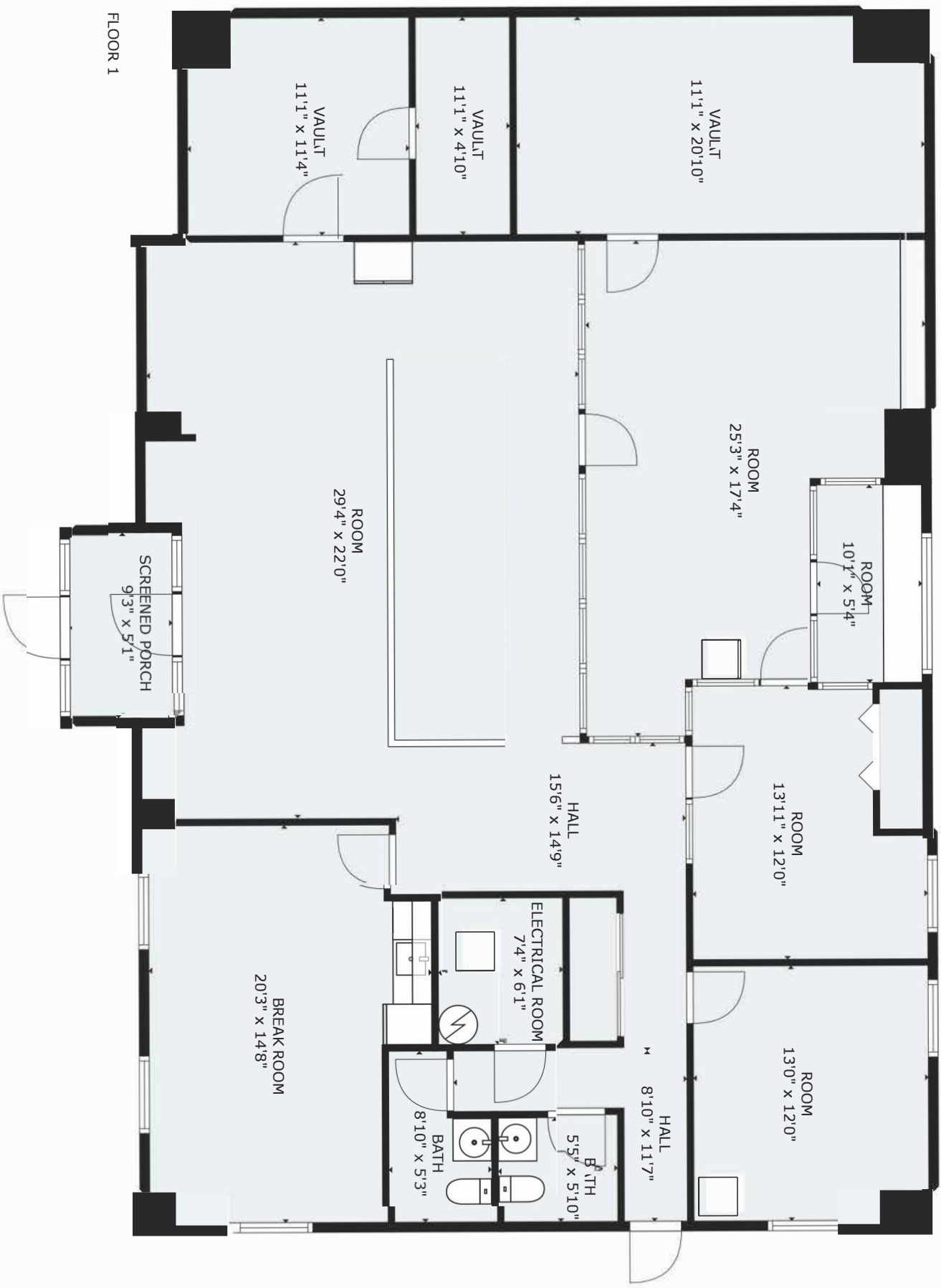




# *Additional Property Photographs*







FLOOR 1

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

