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Online Only Real Estate Auction

100 Hollandia Drive, Fairview Heights, IL 62208

2BR/2BA DUPLEX

2 - 1,600+/- SQ. FT. UNITS

0.47+/- AC LOT



Bidding Closes: 6:30PM
Thursday, June 26, 2025

Viewing: 12-2PM
Sunday, June 22, 2025

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



County: St. Clair ♦ **2023 Taxes:** \$4,530
Exemptions: None
Parcel Numbers: 03-33.0-212-038
Zoning: Multi Family
Total Lot Size: 0.47± Ac
Schools: Pontiac - W Holliday Dist. #105 & Belleville East 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# 444.000169
Any announcement made day of sale takes precedence over any printed material

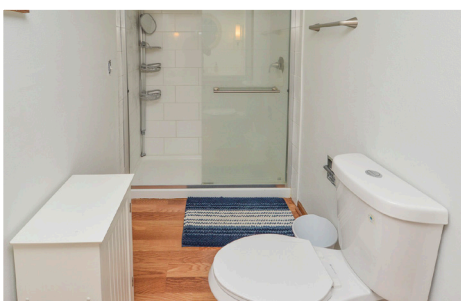
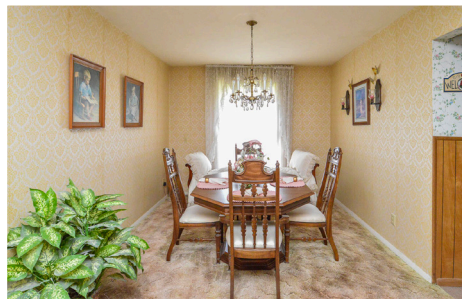
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

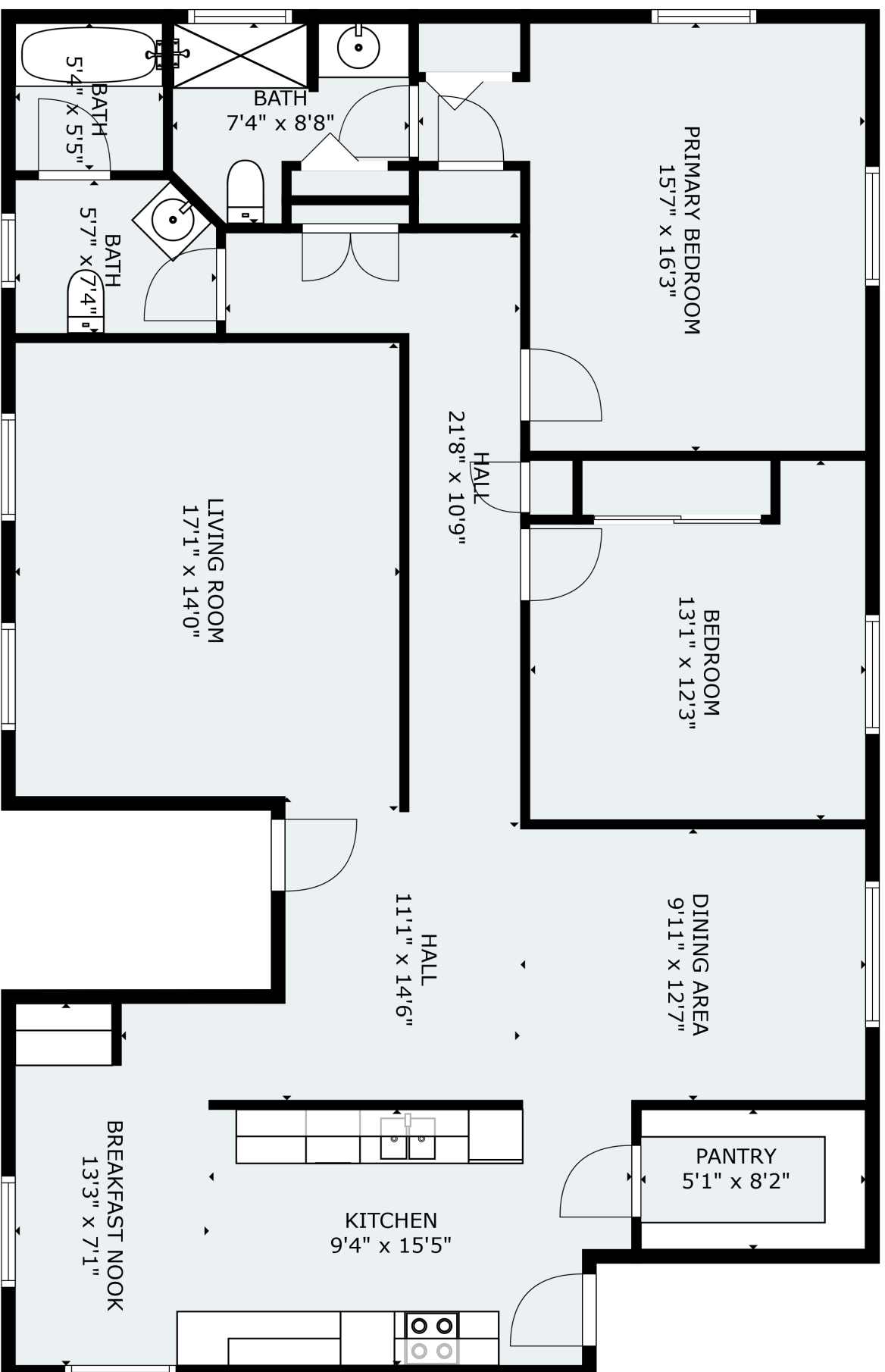
100 Hollandia Drive Property Information

(2) 2BR/2BA Units ~ 3,200± Total Finished Sq. Ft. ♦ Year Built: 1974 ♦ Forced Air Heating ♦ Central Air Conditioning
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Finished (2nd Unit Apt.)
(1) Woodburning Fireplace ~ Lower Level Unit ♦ Electric: Circuit Breaker ♦ Concrete Driveway ♦ Shared 2 Car Garage



Partially rented duplex with a shared two car garage and a long-time tenant in Fairview Heights, IL! This duplex has an upper level featuring two bedrooms, two bathrooms, a large living room, a dining room and kitchen. The tenant has been living in this unit for 29 years and would like to remain in place with the new owner. The monthly rent is \$695, and the tenant pays for the electric and gas for their unit. The lower level also features two bedrooms, two bathrooms, a combined kitchen and dining area, as well as an open family room with a woodburning fireplace. The lower-level unit is currently vacant and was last previously rented for \$825/month with the former tenant paying for the electricity and gas for their unit. The current owner pays for the water and trash for the entire duplex. As a result of mine-subsidence, there is an open claim through the insurance company. There has been a flex line installed by Ameren to allow for any additional movement. The insurance company has made a partial payment and is holding an additional amount back to benefit the new owner once the movement stops. However, additional payments by the Insurance Company are not a guarantee. The property has reported mine subsidence to St. Clair County to reduce the tax bill.

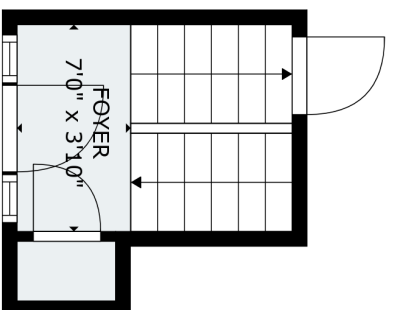




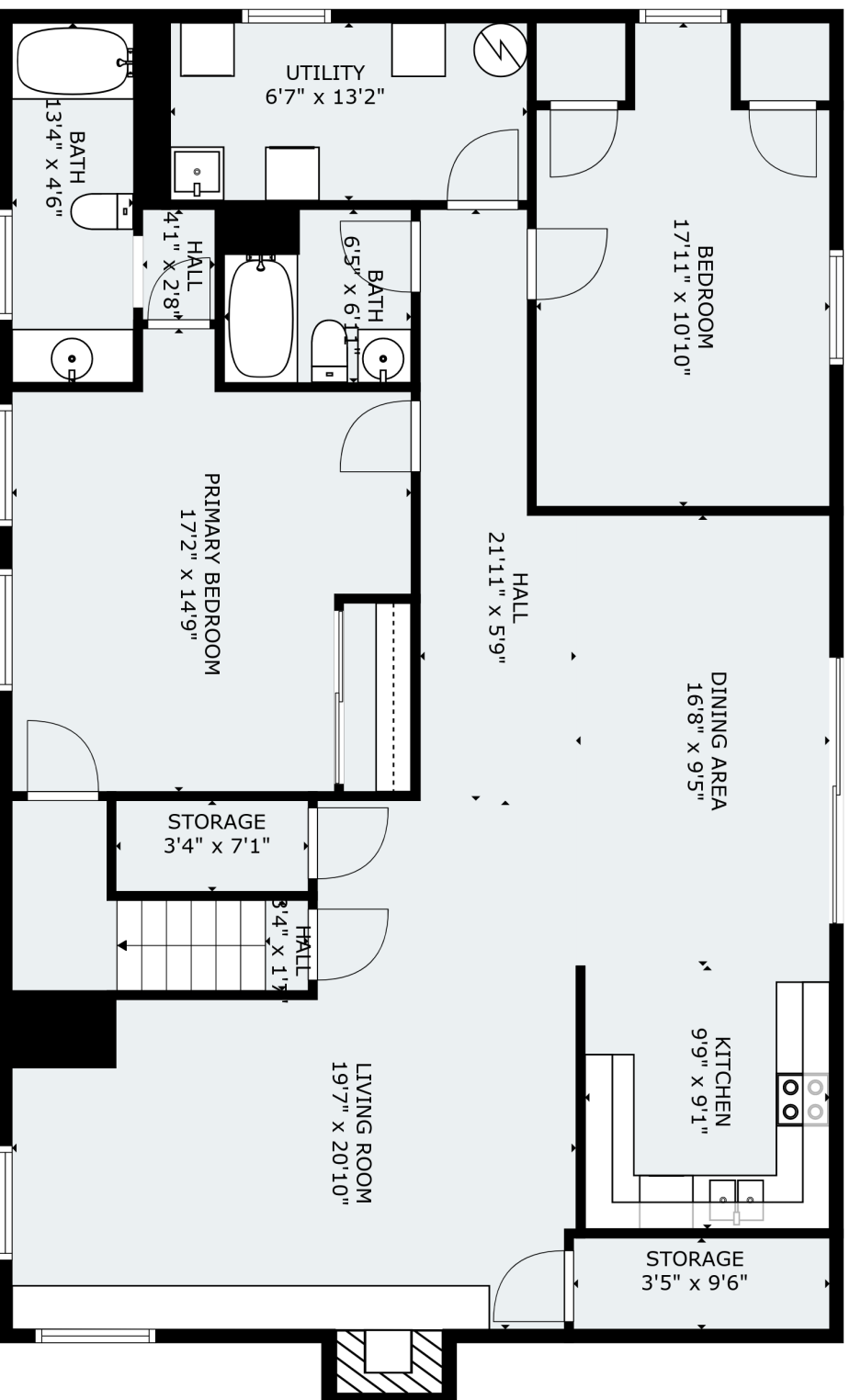
FLOOR 1

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





FLOOR 2



FLOOR 1