

Professional Real Estate Auctions By:

**Adam's**  
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751  
Adam Jokisch  
Mobile (618) 530-8751

For Online Bidding Visit:  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

# Online Only Real Estate Auction

1509-1511 Helen Street, Swansea, IL 62226

**2BR/1BA UNITS**

**SHARED 2-CAR GARAGE**

**0.18+/- ACRE PARCEL**



**Bidding Closes: 5:30PM**  
**Thursday, June 5, 2025**

**Viewing: 2:30-4:30PM**  
**Sunday, June 1, 2025**

**County:** St. Clair ♦ **2023 Taxes:** \$2,766

**Exemptions:** None

**Parcel Numbers:** 08-15.0-306-001

**Zoning:** Multi Family

**Total Lot Size:** 0.18± Ac

**Schools:** High Mount Dist. #116 & Belleville East HS

**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

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



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.



# 1509-1511 Helen Street Property Information

(2) 2BR/1BA Units ~ 1,656± Total Finished Sq. Ft. ♦ Year Built: 1957 ♦ Forced Air Heating Central Air ♦ Gas Furnace Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker



Calling all investors and rehabbers! This potential filled duplex with a shared, detached 2-car garage in Swansea, IL could make a terrific addition to any investor's portfolio of rental properties. The opportunity also exists for an owner to occupy one side and rent the other side for income generation opportunities. Each unit contains approximately 828 SF, 2 bedrooms and 1 bath, a living room, and an eat-in kitchen. The duplex has separate heating and cooling for each unit as well as separate gas and water meters. The current owner had the utilities disconnected. It will be the new owner's responsibility for re-connection of services prior to occupancy. The property is situated on a 0.18+/- acre lot and is conveniently located near schools, shopping, and IL Rte. 159!

