

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

415 NORTH HESPERIA STREET, COLLINSVILLE, IL 62234

BIDDING CLOSES: 5:30PM ~ WEDNESDAY, AUGUST 13, 2025

VIEWING: WEDNESDAY, AUGUST 6 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

**TURN KEY 1,536± SF
COMMERCIAL PROPERTY**

**SELLING FURNISHED
SALE INCLUDES SECURITY
SYSTEM**

RECENT UPDATES



GENERAL INFORMATION & AUCTION TERMS



0.20± ACRES

TOTAL LOT SIZE

R-3 MULTI FAMILY

ZONING

1,536± SF

TOTAL FINISHED SF

\$1,333

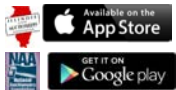
TOTAL '23 TAXES

Versatile Commercial Building with Turn-Key Business Potential! This 1,523± SF commercial property sits on a 0.20± ac lot and offers both front and rear parking with 24 total spaces, ideal for customer access and convenience. Originally built in 1965 and well maintained by the current owner, this building features a flexible layout including an open shop area with three garage doors, an office, a separate utility room with a bathroom including a shower, sink, and toilet. Additional highlights include central heating and air conditioning, built-in interior shelving, durable metal siding and roof, and a back entrance leading to a spacious rear parking lot. Zoned R-3, Multi-Family but approved for commercial use, allowing for a variety of business types that would be subject to city approval for changes beyond current zoning allowances. Recent improvements include updated plumbing, a new toilet, and fresh roof sealant applied in May 2025. Conveniently located mere blocks away from West Main Street and IL 159, local businesses, retail establishments and restaurants, this space offers excellent visibility and accessibility in a thriving community.

PARCEL NUMBERS

P.I.N	Size	Amount
13-2-21-33-07-201-003	0.20± AC	\$1,333

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.

ADDITIONAL PROPERTY PHOTOS

