

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

6505 Quercus Grove Road, Edwardsville, IL 62025

BIDDING CLOSES: 6PM ~ WEDNESDAY, JULY 30, 2025

VIEWING: WEDNESDAY, JULY 23 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

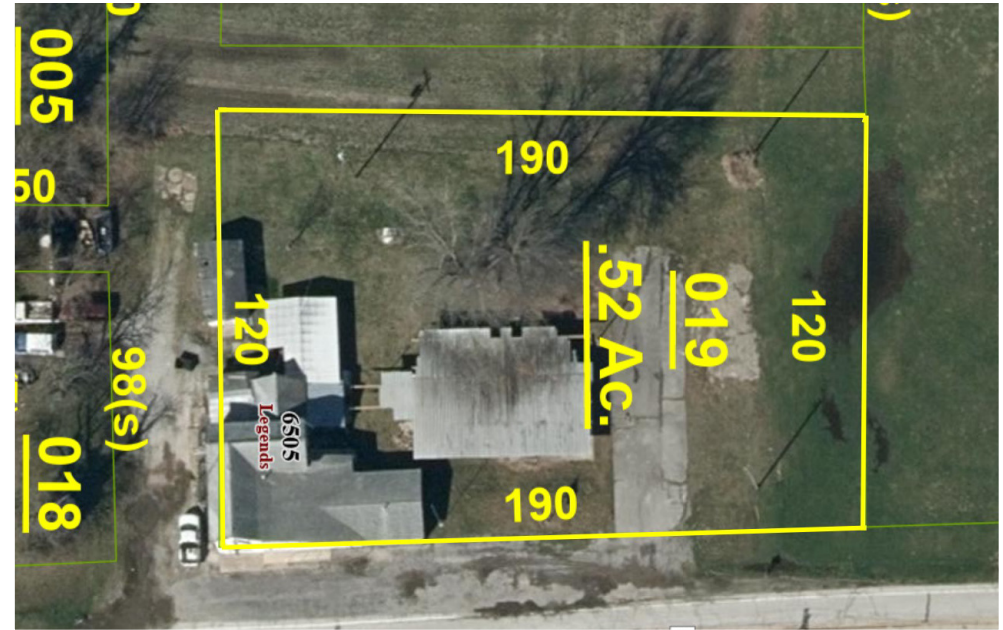
618-234-8751

Adam Jokisch
Mobile (618) 530-8751



3,200± SF BUILDING
B2-GENERAL BUSINESS DIST.
MULTI USE POTENTIAL

GENERAL INFORMATION & AUCTION TERMS



0.52± AC

TOTAL LOT SIZE

B2 - GENERAL BUSINESS DISTRICT

ZONING

\$1,044

TOTAL '23 TAXES

Investment & rehab opportunity in this multi-use building in Hamel, IL. This versatile 3,200± SF commercial/residential property offers exceptional potential just minutes from downtown Hamel and I-55. The main level features 2,399± SF of commercial space previously operated as a restaurant/bar, complete with a full bar, open seating area, galley kitchen, two restrooms, and ample storage. Upstairs, a 2-bedroom, 1-bath apartment with private entrance at the side of the building provides added value or rental income. The apartment includes a full kitchen, living room, and its own HVAC, separating the apartment's heating and cooling from the commercial space. The property sits on a generous 0.52± acre corner lot, offering front and side parking to accommodate both customers and tenants. The building has public water, electricity, and gas connections and are shared meters across both units. Zoned B-2, General Business District within Madison County zoning authority, any alternate uses outside of current zoning would require county approval. Bring your ideas and unlock the potential of this rare mixed-use property in a prime location!

PARCEL NUMBER

P.I.N	Size	Amount
11-1-10-08-04-401-019	0.52± Ac.	\$1,044

Terms: \$5,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days • 10% Buyers Premium OR \$1,500 Minimum
 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

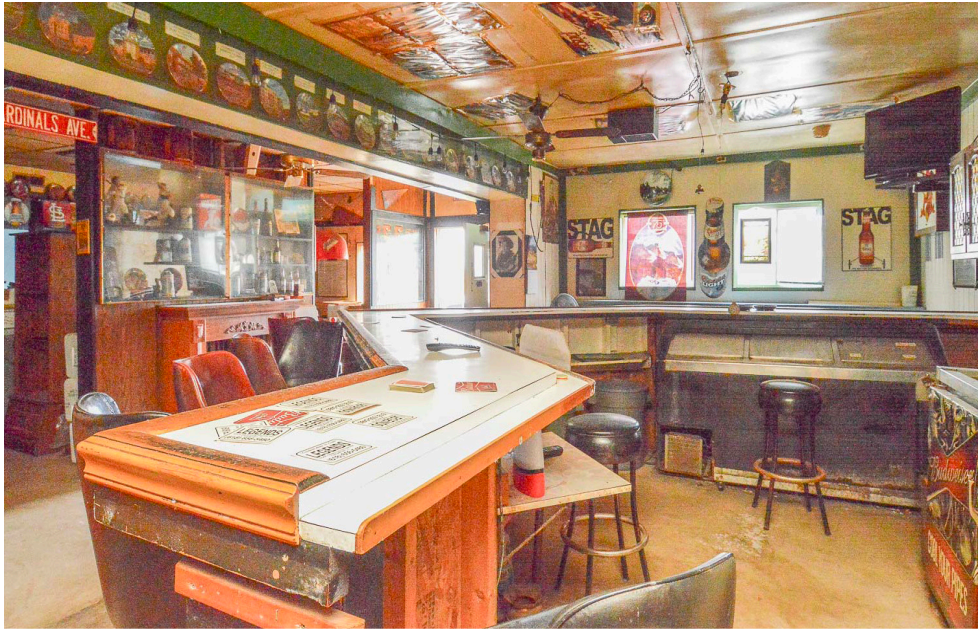
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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



ADDITIONAL PHOTOGRAPHS



ADDITIONAL PHOTOGRAPHS



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