

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

7700 West Main Street, Belleville, IL 62223

BIDDING CLOSES: 6PM ~ WEDNESDAY, JULY 23, 2025

VIEWING: SUNDAY, JULY 20 ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch
Mobile (618) 530-8751

8-1BR/1BA UNIT BUILDING
FULLY RENTED
GREAT INVESTMENT POTENTIAL



GENERAL INFORMATION & AUCTION TERMS



0.16± AC

TOTAL LOT SIZE

B1- MULTI FAMILY

ZONING

\$8,663

TOTAL '24 TAXES

Do not miss this \$5,185.00 monthly income-generating opportunity in the heart of Belleville! This well-maintained apartment building offers eight fully rented 1-bedroom, 1-bath units, each with a private kitchen, full bath, living room, and bedroom. Comfort comes standard with electric baseboard heating and wall A/C units in every apartment. Built in 1974, this building spans approximately 2,432 square feet and sits on a 0.16± acre lot with front and rear parking spaces available for tenants. Each unit has their own individual meters; therefore, tenants currently cover all their own utilities, keeping overhead low for the owner. Zoned B-1, Multi Family within the City of Belleville. Any alternate use would require proper city approval. Located just minutes from schools, public transit, and major Metro East roadways, this turnkey property combines consistent cash flow with long-term potential.

PARCEL NUMBER

P.I.N	Size	Amount
07-01.0-304-022	0.16± Ac.	\$8,663

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium

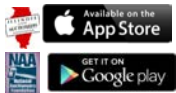
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

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



ADDITIONAL PHOTOGRAPHS

