

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

1315 VANDALIA STREET, COLLINSVILLE, IL 62234

BIDDING CLOSES: 6PM ~ WEDNESDAY, AUGUST 20, 2025

VIEWING: WEDNESDAY, AUGUST 13 ~ 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 3,024± SF
COMMERCIAL PROPERTY**

B-4 LIMITED COMMERCIAL

0.49+/- AC LOT



GENERAL INFORMATION & AUCTION TERMS



0.49± ACRES B-4 LIMITED COMMERCIAL

TOTAL LOT SIZE

ZONING

3,024± SF

TOTAL FINISHED SF

\$2,632

TOTAL '23 TAXES

Explore an exceptional business opportunity with this versatile commercial property in Collinsville, IL. Offering approximately 3,024 SF of space, the building features a spacious main room with a slightly elevated stage, a smaller event area complete with a kitchenette and full bathroom, a front office space, and a commercial-grade kitchen with ample dry storage. Below, a full but unfinished basement provides additional storage and houses the building's utilities. Strategically located off Vandalia Street, the property enjoys prime visibility with approximately 18,900 vehicles passing daily along Route 159. Zoned B-4 for limited commercial use within the City of Collinsville, the property allows a range of permitted uses, with potential for additional applications subject to city approval. Situated on a generous 0.49-acre lot, it offers paved rear parking and access to all public utilities, making it ideal for a variety of ventures. Whether you are looking to continue as a vibrant event space, transform it into a co-working hub, launch a café or community center, or create a unique retail and studio experience, this location presents boundless potential.

PARCEL NUMBERS

P.I.N	Size	Amount
13-2-21-27-06-102-018	0.49± AC	\$2,632

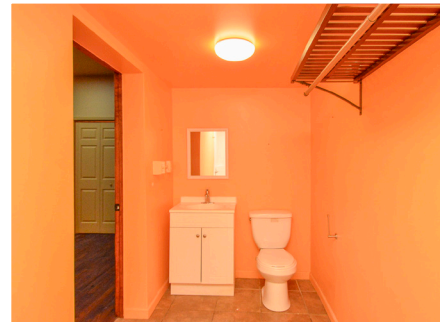
Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

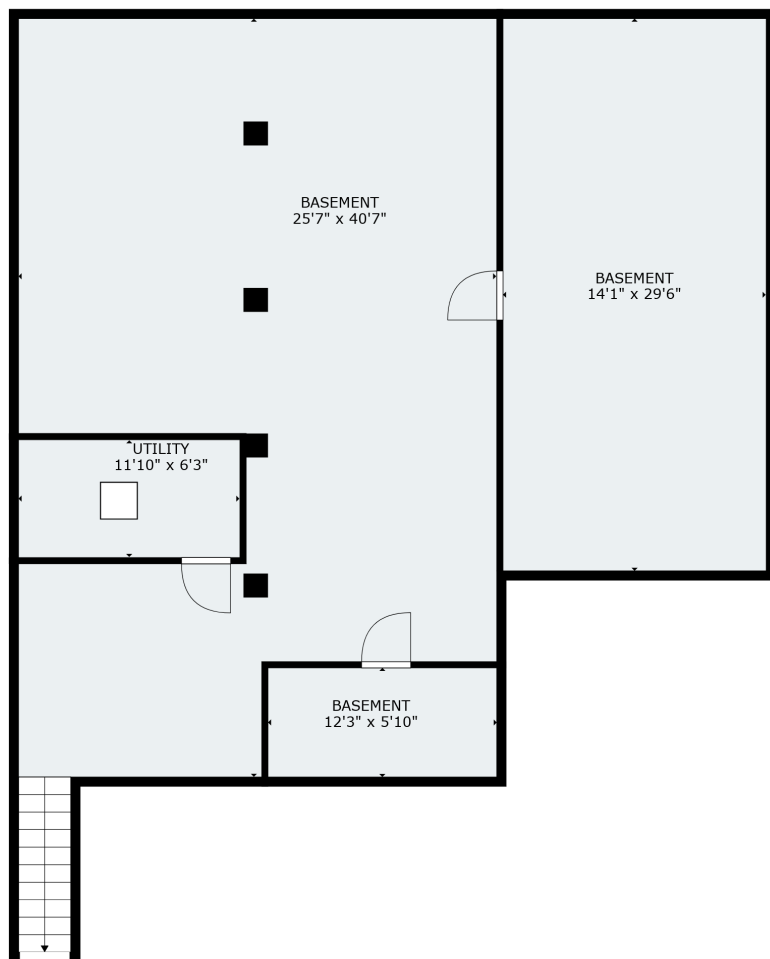


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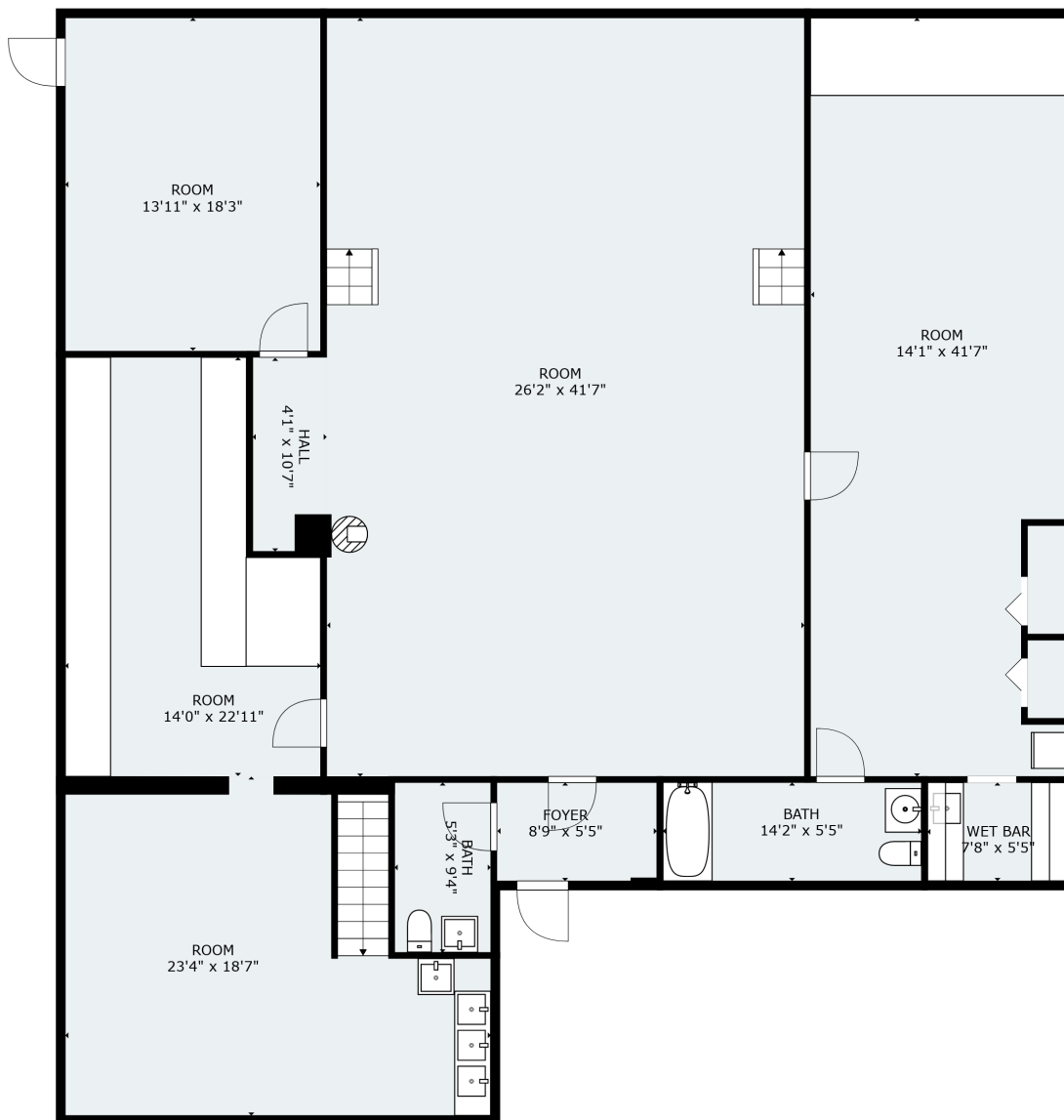
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

ADDITIONAL PROPERTY PHOTOS





FLOOR 1



FLOOR 2

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

