

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

ROUTE 16 & SPRINGFIELD ROAD, GILLESPIE, IL 62033

BIDDING CLOSES: 6:30PM ~ THURSDAY, AUGUST 28, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

1.5± AC LOT

HIGHWAY COMMERCIAL

**PUBLIC UTILITIES
AVAILABLE**

1.5+/- Ac

Lines are approximate.

GENERAL INFORMATION & AUCTION TERMS



1.5± AC

TOTAL LOT SIZE

HIGHWAY COMMERCIAL

ZONING

\$289

TOTAL '23 TAXES

Opportunity knocks with this 1.5± acre commercial lot located in Gillespie, IL! The property is located directly off the intersection of IL Route 16 and Springfield Road with a combined AADT of approximately 12,700+/- vehicles per day. This mostly level corner parcel offers exceptional visibility and convenient access, with all public utilities available nearby for reconnection by the new owner. Zoned Highway Business under the City of East Gillespie's district, the property supports a wide range of commercial uses. Any alternative development plans would simply require city approval. Do not miss this centrally located property and all the potential it has to offer!

PARCEL NUMBER

P.I.N	Size	Amount
03-000-734-00	1.5± Ac.	\$289

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



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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.