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Online Only Real Estate Auction

224 Lucinda Avenue, Belleville, IL 62221

2BR/1BA RANCH HOME
FULLY RENTED
LONG TERM TENANT



Bidding Closes: 5:30PM
Wednesday, September 24, 2025

Viewing: 2:30-4:30PM
Sunday, September 21, 2025

County: St. Clair ♦ **2024 Taxes:** \$2,119

Exemptions: None

Parcel Number: 08-22.0-224-011

Schools: Belleville Dist. #118 & Belleville East HS

Lot Size: 0.13± Acres

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Terms: \$5,000 Down Day of Sale
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



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.

224 Lucinda Avenue Property Information

2BR/1BA ~ 696± Finished SF ♦ Year Built: 1943 ♦ Central Air Conditioning ♦ Gas Furnace ♦ Gas Water Heater ♦ Roof: Shingle
Water & Sewer: Public ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker ♦ Gravel Driveway ♦ Detached 1-Car Garage



This rented 2-bedroom, 1-bathroom single-family home in Belleville, IL is a strong candidate for any real estate or investment portfolio. Located near schools, the property offers 696± SF of living space that includes two bedrooms, a full bathroom, a kitchen, and a living room. Beneath the main level is a full, unfinished basement that was recently waterproofed, providing ample storage potential. The home sits on a 0.13± acre lot with a gravel driveway leading to a detached 1-car garage. Recent updates enhance the property's value and reliability, include a new roof installed in 2015, a new HVAC system added in 2024, and a water heater replaced in 2020. A long-term tenant of 22± years currently occupies the home and generates \$8,700 per year at the current rental rates and pays all utilities. The lease runs through March 2026, and the tenant has expressed interest in staying with new ownership. This is a turnkey opportunity to acquire a stable, income-generating asset in a well-established neighborhood. If you are looking to expand your real estate portfolio with minimal hassle, this property all the boxes.

