

Professional Real
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Online Only Real Estate Auction

5316 West Main Street, Belleville, IL 62226

2BR/2BA HOME
w/ IN-LAW SUITE
FULL BASEMENT



Bidding Closes: 5PM
Wednesday, October 1, 2025

Viewing: 12-2PM
Sunday, September 28, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2024 Taxes:** \$3,870

Parcel Number: 08-07.0-303-025

Exemptions: Owner Occupied

Zoning: C-1, Light Commercial

Total Lot Size: 0.30± Ac

Schools: Belleville Dist. #118 & Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 7% 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.

5316 West Main Street Property Information

2BR/2BA ~ 2,178± Total Finished SF ♦ Year Built: 1892 ♦ Forced Air Heating ♦ Central Air (New in 2024) ♦ Gas Furnace (New in 2018)
Gas Water Heater (New in 2024) ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker ♦ Roof: Shingle (New in 2015)
Basement: Full, Unfinished/Walk-Up ♦ New Windows Installed in 2015 ♦ Electric Updated to Code in 2018



Discover a versatile single-family home in Belleville, IL, featuring both a spacious main residence and a fully equipped upper-level in-law suite with its own private entrance. The main floor welcomes you with a sunlit living room framed by vinyl windows, which flows seamlessly into a formal dining room distinguished by a bay window. The kitchen comes equipped with a walk-in pantry, and a farmhouse sink. The oversized primary bedroom sits just steps from a three-quarter bath boasting a claw-foot soaking tub and ample linen storage. A generous bonus room on this level offers flexible space for an additional bedroom, home office, or play area. The second floor, accessible via an interior staircase or a separate rear entry, previously configured as an in-law suite. It offers a three-quarter bathroom, kitchenette with stove, sink, and refrigerator, a combined living and dining area, and a bedroom with a walk-in closet. There are two bonus rooms that offer space for utilization, one as bedroom and the second as additional storage space. This home is near schools and public transportation, with all Metro East amenities accessible!

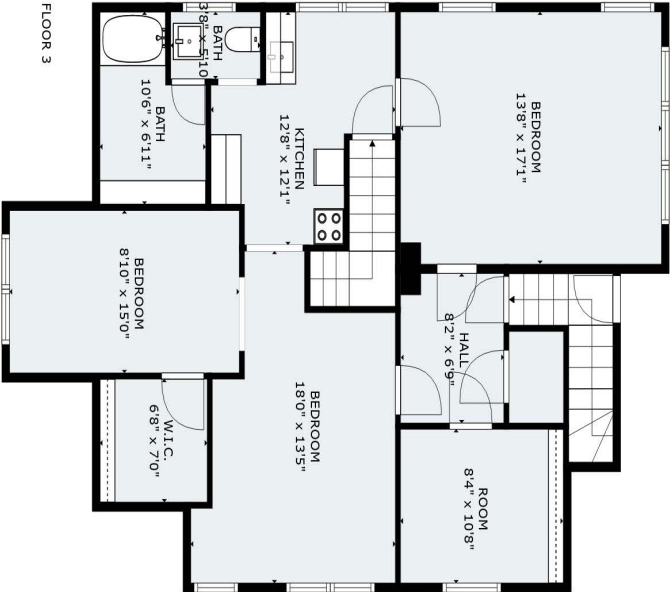


Additional Property Photographs

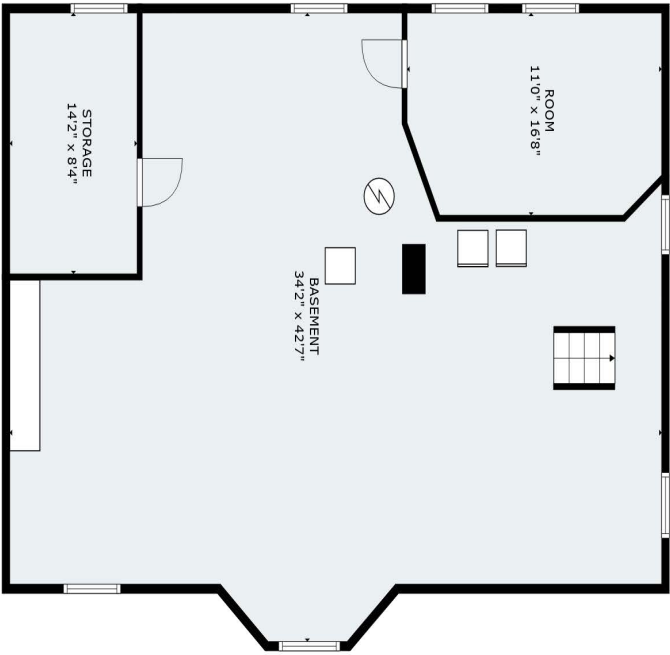




FLOOR 2



FLOOR 3



FLOOR 1