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Online Only Real Estate Auction

622 South Church Street, Belleville, IL 62220

3BR/1BA HOME
FULL BASEMENT
0.12± AC CORNER LOT



Bidding Closes: 6PM
Thursday, September 18, 2025

Viewing: 2:30-4:30PM
Sunday, September 14, 2025

County: St. Clair ♦ **2024 Taxes:** \$3,308

Exemptions: None

Parcel Number: 08-27.0-120-009

Zoning: Single Family

Total Lot Size: 0.12± Ac

Schools: Belleville Dist. #118 & Belleville East HS

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Notified of ALL of our Upcoming Auctions

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

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.



622 South Church Street Property Information

3BR/1BA ~ 1,793± Finished SF. ♦ Year Built: 1874 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker ♦ Shared Driveway



Nestled on a desirable corner lot in Belleville, IL, this 3-bedroom, 1-bath home marries classic charm with boundless opportunity. Stepping through the front door, you are greeted by a bright living room where large vinyl windows flood the space with natural light, revealing gleaming hardwood floors beneath. Beyond, a formal dining area offers flexibility to serve as a cozy family room or home office, and it grants access to the second-floor primary bedroom. Downstairs, a thoughtfully placed mud room leads into two equally spacious bedrooms and a full bathroom just steps away, streamlining morning routines and guest visits alike. The mud room itself opens to an eat-in kitchen awaiting your individualized touch; with renovation work already underway, you can complete this area to reflect your own style, whether that means sleek modern finishes or a farmhouse-inspired vibe. Set on 0.12± acres, the property sits just minutes from local schools, the vibrant Belleville Public Square, & convenient public transportation routes. Whether you are looking to flip for profit, build a rental portfolio, or craft your dream home from the ground up, this residence delivers a solid foundation and the freedom to design every detail.



