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**Online Only Real Estate Auction**  
**245 Oliver Lee Drive, Belleville, IL 62223**

**2BR/1BA ESTATE HOME**  
**FULL BASEMENT**  
**0.25± AC CORNER LOT**



***Bidding Closes: 5PM***  
***Thursday, February 5, 2026***

***Viewing: 2:30-4:30PM***  
***Sunday, February 1, 2026***

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**County:** St. Clair ♦ **2024 Taxes:** \$1,998

**Exemptions:** None

**Parcel Number:** 07-12.0-115-006

**Zoning:** Single Family

**Total Lot Size:** 0.25± Ac

**Schools:** Harmony Emge Dist. #175  
& Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 Minimum  
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.

# 245 Oliver Lee Drive Property Information

2BR/1BA ~ 1,245± Finished SF. ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater  
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Partially Finished ♦ Electric: Circuit Breaker



Nestled on a desirable corner lot in Belleville, IL, this 2-bedroom, 1-bath home blends traditional charm with endless potential. It is ready for a new owner to bring modern updates to make it truly shine. A bright living room with large corner windows filling the space with natural light and highlighting a decorative fireplace. Beyond the living area, a combined kitchen and dining space offers flexibility for easy weekday meals and casual gatherings. Just off the kitchen a bonus room, also accessible from the driveway, presents an opportunity for a second family room, home office, or creative studio. Down the main hallway, a well-appointed full bathroom near the two spacious bedrooms, each featuring generous closet space and large windows. The full, partially finished basement expands the living area and includes ample storage along with utility hookups and space for a washer and dryer. Outside, the 0.25± acre lot provides room to grow and enjoy, with proximity to local schools, Belleville's vibrant Public Square, and public transportation making daily life convenient and connected. Whether you are an investor seeking resale potential, a landlord expanding your rental portfolio, or a homeowner ready to personalize your dream space, this property offers a solid foundation and the freedom to design every detail to suit your vision. **Special Note: Home has known mine subsidence.**

