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# Online Only Real Estate Auction

202 Spring & 509-511 Liberty Street Evansville, IL 62242

**2-MULTI USE  
UNITS**  
**1-INCOME  
PRODUCING UNIT**  
**CORNER LOT**



**Bidding Closes: 6:30PM**  
**Wed., November 19, 2025**

**Viewing: 12-2PM**  
**Sunday, November 16, 2025**

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Notified of ALL of our Upcoming Auctions

County: Randolph ♦ 2024 Taxes: \$974

Parcel Number: 14-053-015-00

Exemptions: None

Zoning: City of Evansville

Total Lot Size: 0.08± Ac

Schools: Sparta Dist. #140 & Sparta West HS

**\*\*PROPERTY LIES WITHIN A 100 YEAR AE-FLOOD PLAIN\*\***

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.



# 202 Spring Street Property Information

1BR/1BA ~ 936± Total SF ♦ Year Built: Unknown ♦ Forced Air Heating ♦ Central Air ♦ Electric Furnace ♦ Electric: Circuit Breakers  
Water Heater: Electric ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None / Crawl Space

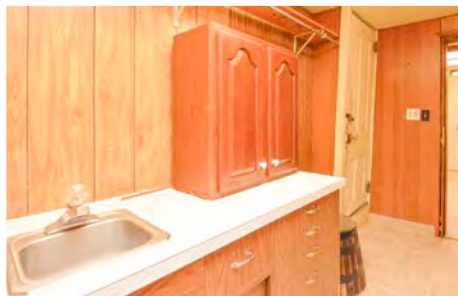
# 509-511 Liberty Street Property Information

2BR/2BA ~ 1,216± Total SF ♦ Year Built: Unknown ♦ Forced Air Heating ♦ Central Air ♦ Electric Furnace ♦ Electric: Circuit Breakers  
Water Heater: Electric ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished



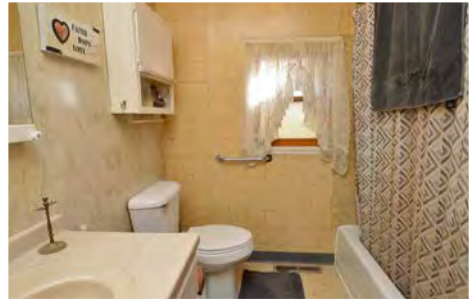
Opportunity knocks for investors or savvy flippers with this rare chance to own two buildings on a single parcel in the heart of Evansville, Illinois. Situated on a prominent corner lot, this unique property offers flexibility, income potential, and room to grow. The building, located at 509–511 Liberty Street, features approximately 1,216 square feet of finished space. Inside, you will find four versatile rooms, two half bathrooms, and a stand-alone shower. The structure also includes a full unfinished basement and an expansive upper level that offers the potential to significantly increase the livable square footage once finished. Recently approved for residential occupancy by the City of Evansville, this building, fully connected to public utilities, and primed for your next vision, whether that be a personal residence, office space, or creative redevelopment. Just steps away, and around the corner the building at 202 Spring Street is a charming 1-bedroom, 1-bathroom rental unit generating steady income from a long-term tenant currently paying \$600 per month rent. This home offers 936± square feet of comfortable living space, including a spacious living room, a large bedroom, a full bathroom, and a well-equipped eat-in kitchen with ample cabinet and counter space. Both buildings are fully electric with separate electric meters, while there is one water meter servicing both units the owner pays this monthly bill. Located within Evansville city zoning, any alternative uses would require city approval. The property's strategic location near the Kaskaskia River, schools, and major thoroughfares like IL Route 3 enhances its appeal for a variety of uses. Whether you are looking to live in one unit and rent the other, expand your investment portfolio, or launch a new project, this multi-structure parcel offers exceptional potential and flexibility in a growing community.

**\*\* PROPERTY LIES WITHIN A 100 YEAR AE-FLOOD PLAIN \*\***





# *Additional Photographs*

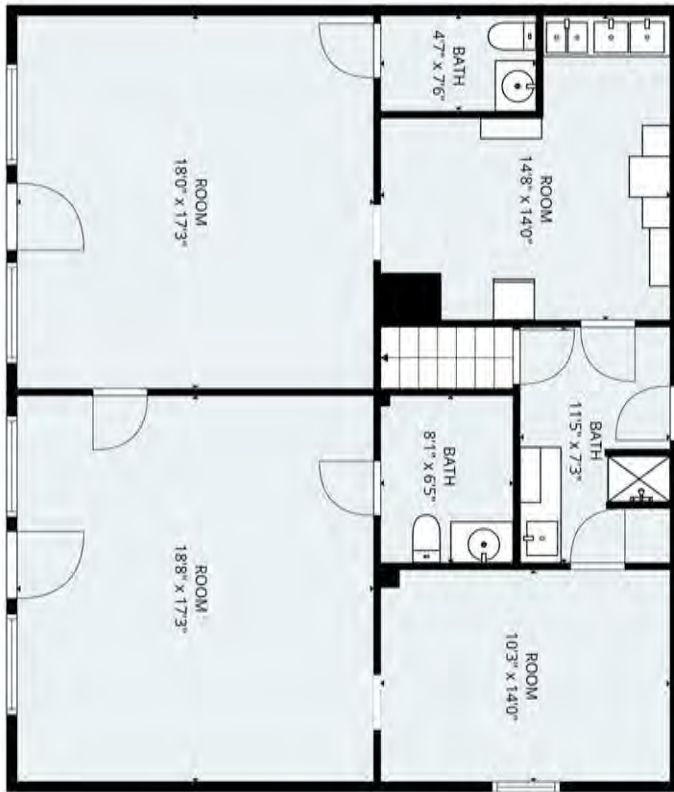




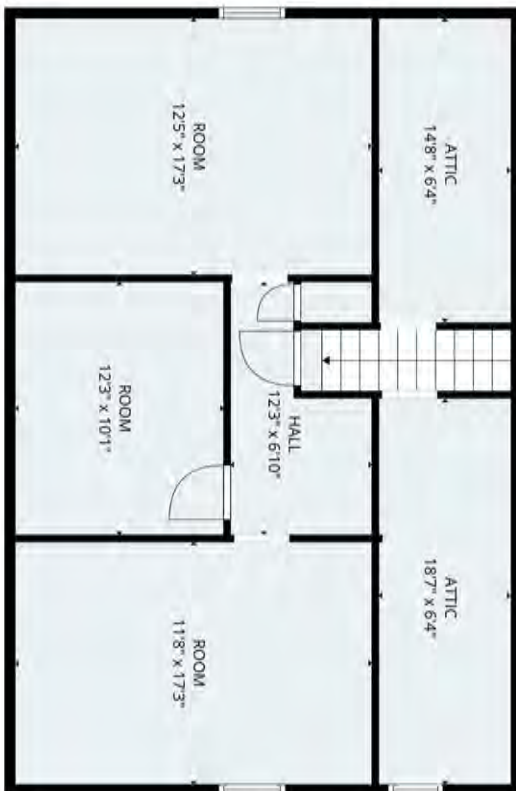
# 509-511 Liberty Street Floor Plan



FLOOR 1



FLOOR 2



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.