

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

500 NORTH ILLINOIS STREET, BELLEVILLE, IL 62220

**Adam's**  
Auction & Real Estate Services, Inc.  
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**BIDDING CLOSES: 7PM ~ TUESDAY, NOVEMBER 25, 2025**  
**VIEWING: TUESDAY, NOVEMBER 18 ~ 1:30-2:30PM**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**3,022± SF BUILDING**  
**0.29± AC CORNER LOT**  
**GREAT INVESTMENT  
POTENTIAL**





# GENERAL INFORMATION & AUCTION TERMS



**0.29± AC**

TOTAL LOT SIZE

**C2 - HEAVY COMMERCIAL**

ZONING

**\$5,907**

TOTAL '24 TAXES

Positioned in the vibrant heart of Belleville, Illinois, this 3,022± square foot commercial building offers a prime opportunity for investors or entrepreneurs seeking a high-visibility location. Originally built in 1959 and most recently home to a local Farmers Market, the property is zoned C2-Heavy Commercial under the City of Belleville's authority. For those with alternative business visions, a Special Use Variance may be submitted for approval to accommodate non-authorized uses. Set on a spacious 0.29± acre corner lot, the building enjoys exceptional exposure with approximately 11,400 vehicles passing daily along IL-159. All public utilities are available and ready for reactivation, streamlining the transition for new ownership. Its central location, mere minutes from Belleville's historic public square, places it directly off IL Highway 159 and Lebanon Avenue, surrounded by established neighborhoods and nearby local businesses that enhance its accessibility and appeal. Whether you are looking to launch a new venture, expand your portfolio, or reimagine a community-focused space, this property combines location, flexibility, and potential in one compelling package.

## PARCEL NUMBER

P.I.N	Size	Amount
08-21.0-409-009	0.29± Ac.	\$5,907

Terms: \$10,000 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

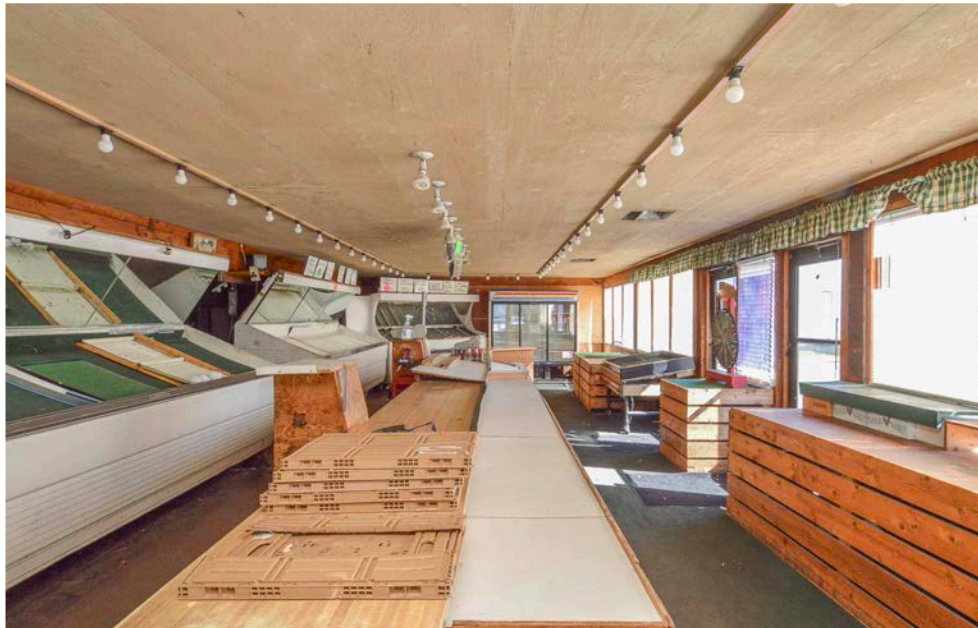
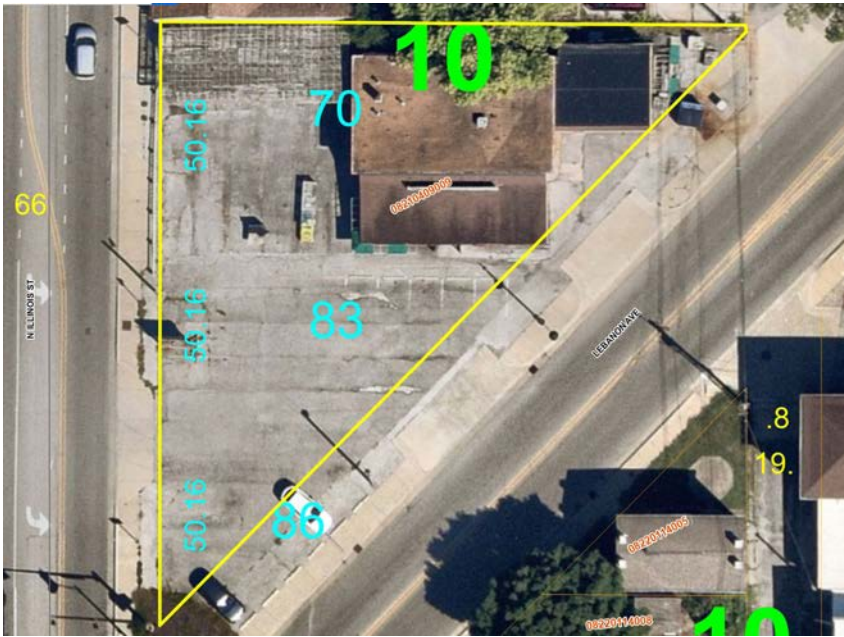
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.





# ADDITIONAL PHOTOGRAPHS





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