

ONLINE ONLY REAL ESTATE AUCTION

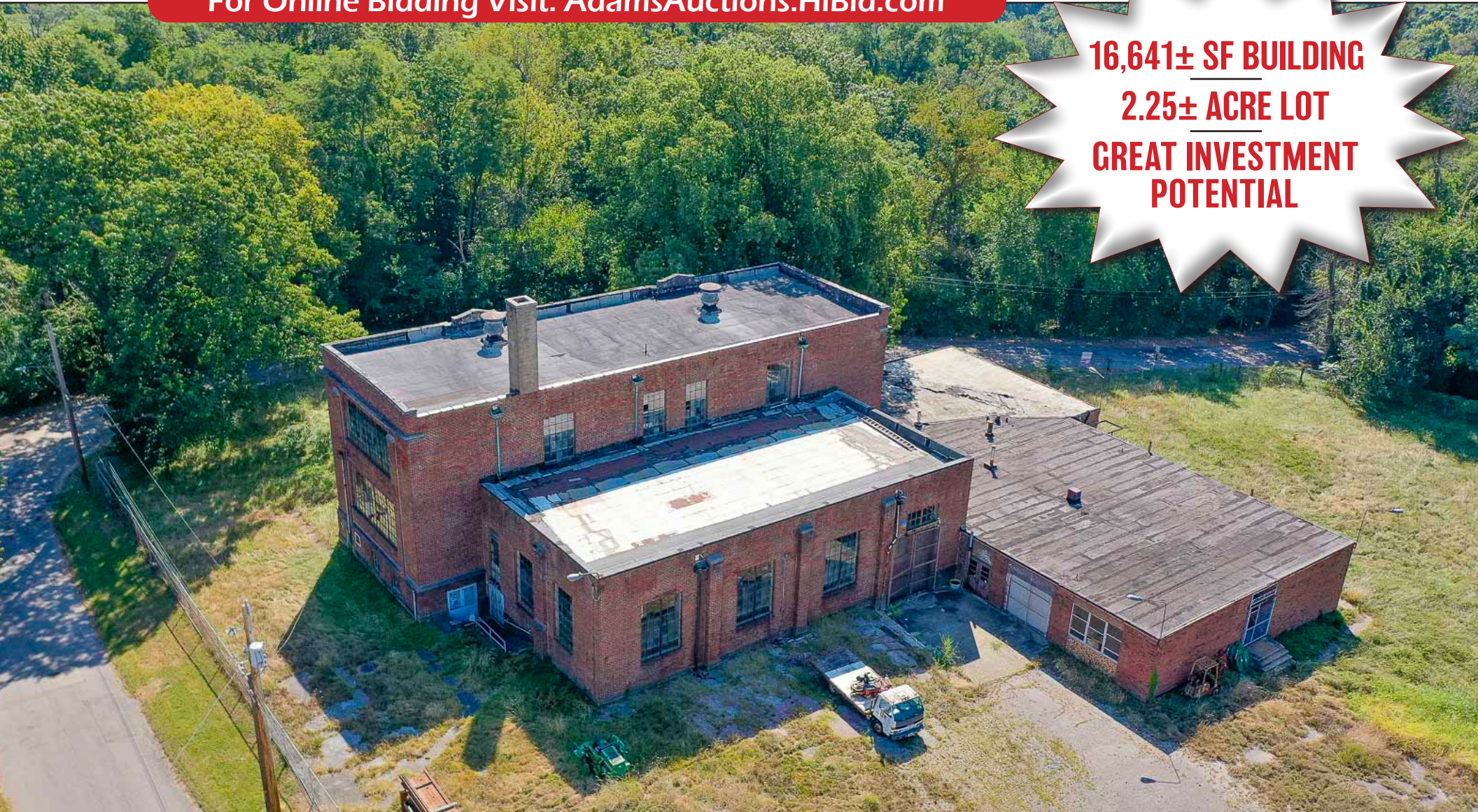
615 ATWOOD STREET, ALTON, IL 62002

BIDDING CLOSES: 3PM ~ THURSDAY, OCTOBER 30, 2025
VIEWING: THURSDAY, OCTOBER 23 ~ 4-6PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
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16,641± SF BUILDING
2.25± ACRE LOT
GREAT INVESTMENT
POTENTIAL



GENERAL INFORMATION & AUCTION TERMS



2.25± AC

TOTAL LOT SIZE

R2 - SINGLE FAMILY

ZONING

\$605

TOTAL '24 TAXES

This 16,641± square foot commercial building in the heart of Alton, Illinois, presents a compelling investment opportunity. Originally constructed in 1920 as a public school, a small engine repair shop most recently occupied the building. It currently falls under R2-Single Family zoning within the city of Alton's authority however, a Special Use Variance could allow it to revert to commercial classification. The building sits on a generous 2.25± acre lot, fully enclosed with commercial grade fencing and a security access gate. All public utilities are available for reactivation by the new owner. While the structure is in various stages of disrepair and would require significant updates before occupancy, its location offers strong potential. The building is centrally located just minutes from downtown Alton, IL-3, and Highway 67, with nearby schools and established neighborhoods adding to its appeal.

PARCEL NUMBER

P.I.N	Size	Amount
23-2-07-11-06-101-001-001	2.25± Ac.	\$605

Terms: \$10,000 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

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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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