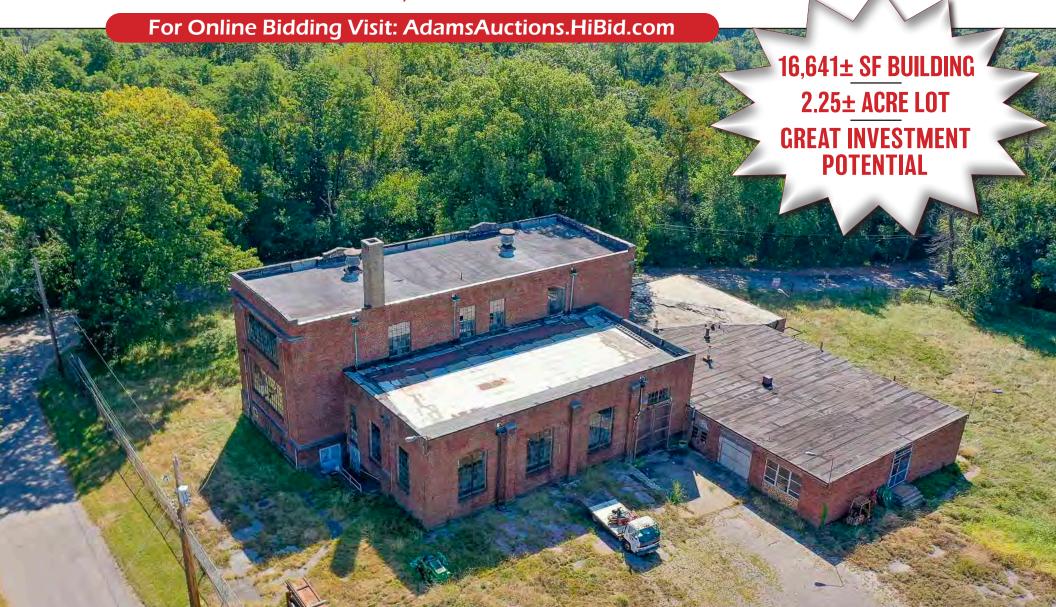
ONLINE ONLY REAL ESTATE AUCTION 615 ATWOOD STREET, ALTON, IL 62002

BIDDING CLOSES: 3PM ~ THURSDAY, OCTOBER 30, 2025

VIEWING: THURSDAY, OCTOBER 23 ~ 4-6PM



618-234-8751 Adam Jokisch Mobile (618) 530-8751



GENERAL INFORMATION & AUCTION TERMS





 $2.25 \pm AC$

R2 - SINGLE FAMILY

\$605 TOTAL'24 TAXES

TOTAL LOT SIZE

ZONING

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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ADDITIONAL PHOTOGRAPHS









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