

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

400 & 402 University Drive, Belleville, IL 62221

**BIDDING CLOSES: 5PM ~ WEDNESDAY, DECEMBER 17, 2025**

**VIEWING: SUNDAY, DECEMBER 14 ~ 2:30-4:30PM**

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

**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**2-UNIT  
BUILDING**  
**FULLY RENTED**  
**GREAT INVESTMENT  
POTENTIAL**



# GENERAL INFORMATION & AUCTION TERMS



**0.41± AC**

TOTAL LOT SIZE

**A1- SINGLE FAMILY**

ZONING

**\$5,975**

TOTAL '24 TAXES

Discover your chance to own a dependable, income-producing asset in the heart of Belleville. This fully leased duplex generates \$1,955 in monthly rental income at the current rental rates, offering immediate cash flow and long-term investment potential. Each of the two spacious units features two bedrooms and one bath, complete with its own kitchen, washer and dryer hook-ups, screened-in porch, and an attached two-car garage with extra storage space. Both tenants are on month-to-month lease agreements and cover their own utilities thanks to separate meters, keeping operational costs simple and transparent. Zoned A-1 Single Family within the City of Belleville, the property is currently operating as a duplex, with any alternate use requiring city approval. Conveniently located near public transit, schools, and major Metro East roadways, this property combines accessibility with strong rental appeal. With two fully rented units, this is a smart investment whether you are expanding your portfolio or stepping into multifamily real estate for the first time

## PARCEL NUMBER

P.I.N	Size	Amount
08-24.0-411-005	0.41± Ac.	\$5,975

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

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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