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Online Only Real Estate Auction

7400 Concordia Road, Belleville, IL 62223

1BR/1BA ESTAE HOME
TWO CAR GARAGE
1.22± ACRE LOT



Bidding Closes: 6:30PM
Thu, November 20, 2025

Viewing: 2:30-4:30PM
Sunday, November 16, 2025

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County: St. Clair ♦ **2024 Taxes:** \$1,252

Locator Number: 07-35.0-100-002

Exemptions: Owner Occupied, Disabled Person

Zoning: Single Family

Total Lot Size: 1.22± Ac

Schools: Millstadt Dist. #160 & Belleville West HS

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.

7400 Concordia Road Property Information

1BR/1BA ~ 712± Total Finished SF ♦ Year Built: 1889 ♦ Ac: Window Units (4) ♦ Propane Gas Wall Heat (2) ♦ Electric: Circuit Breakers
Propane Gas Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle ♦ Basement: None, Slab ♦ 8' x 12' Shed w/ Electric
Two Car Detached Garage w/ Ac Window Unit (1) and Wood Burning Stove (1)



This investor-friendly 1-bedroom, 1-bath home in Belleville, IL is nestled on a spacious 1.22± acre lot, offering a serene, mostly wooded setting with exceptional potential for renovation. Step through the side privacy gate and enter a foyer that leads to a full bathroom and stackable washer and dryer, streamlining daily routines. The galley-style kitchen features a breakfast nook tucked beside a large window that floods the space with natural light and offers views of the backyard. A large family room provides a welcoming space to unwind, anchored by a propane-burning wall heater. The generously sized primary bedroom comes complete with ample closet space and a window A/C unit for comfort during warmer months. Outside, the property boasts a two-car detached garage currently used as a hobby workshop, equipped with electric service, a window A/C unit, and a wood-burning stove, ideal for year-round tinkering or woodworking. The fully fenced backyard is, shaded by mature trees and includes an 8' x 12' shed discreetly positioned in the far corner of the yard, with electricity and its own A/C unit. A gravel driveway offers access to two carports, providing sheltered parking and added convenience. Located just off Concordia Road, this home is minutes from schools, IL Route 15, and all Metro East amenities. It combines the tranquility of country living with the accessibility of nearby conveniences, making it a compelling opportunity for investors or homeowners seeking space, privacy, and potential.

