

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1101 & 1103 West A Street, Belleville, IL 62220



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BIDDING CLOSES: 5:30PM ~ THURSDAY, FEBRUARY 5, 2026

VIEWING: SUNDAY, FEBRUARY 1 ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



GENERAL INFORMATION & AUCTION TERMS



0.07± AC

TOTAL LOT SIZE

D1- LIGHT INDUSTRIAL

ZONING

\$3,059

TOTAL '24 TAXES

Discover your chance to own a dependable, income-producing asset in the heart of Belleville. This fully leased duplex generates \$1,350 in monthly rental income at the current rental rates, offering immediate cash flow and long-term investment potential. Each of the two units have a their own furnace and hot water heater, separate gas and electric meters, and share the water meter. The unit located at 1101 is a 2BR/1BA unit paying \$800.00 in monthly rent and the unit located at 1103 is a 1BR/1BA unit paying \$550.00 in monthly rent. Both tenants are on month-to-month lease agreements and cover their own utilities, keeping operational costs simple and transparent. Zoned D-1, Light Industrial 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 multi-family real estate for the first time.

PARCEL NUMBERS

P.I.N	Size	Amount
08-21.0-312-029	0.06± Ac.	\$3,030
08-21.0-312-028	0.01± Ac.	\$29

Terms: \$3,000 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

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

