

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

624 Royal Heights Road, Belleville, IL 62226

3BR/1BA
960± SF HOME
TENANT OCCUPIED
ST. CLAIR COUNTY
HOUSING AUTHORITY
APPROVED



Bidding Closes: 5PM
Thursday, February 4, 2026

Viewing: 12-2PM
Sun., February 8, 2026

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2024 Taxes:** \$2,587

Exemptions: None

Parcel Number: 08-08.0-409-009

Zoning: Residential

Total Lot Size: 0.18+/- Acres

Schools: Belleville Dist. #118, Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 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



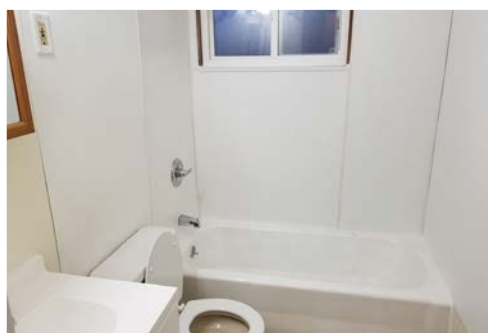
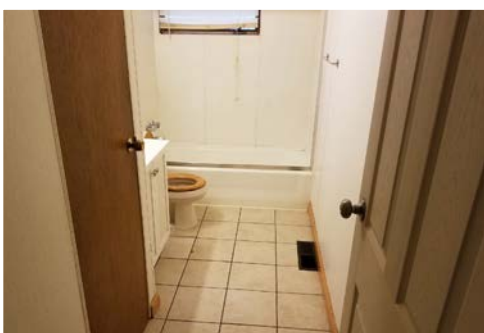
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

624 Royal Heights Road Property Information

3BR/1BA ♦ 960± SF ♦ Year Built: 1955 ♦ Concrete Driveway ♦ Electric: Circuit Breaker ♦ Water & Sewer: Public
Gas Furnace (New '18) ♦ Central A/C ♦ Gas Water Heater ♦ Roof: Shingle (New '13) ♦ Basement: Slab



INTERIOR PICTURES ARE PRIOR TO CURRENT TENANT



Add to any investment portfolio with this fully rented, income-generating, 3BR/1BA home in Belleville, IL. Offering approximately 960± square feet, the home features a spacious living room, open kitchen with washer and dryer hookups, and a shared full bath off the hallway. Exterior highlights include a fully fenced backyard, concrete driveway, and a 6' x 8' storage shed. The property is currently occupied by a long-term tenant on a St. Clair County Housing Authority yearly lease generating \$1,075 per month, with the tenant expressing interest in remaining with new ownership. Conveniently located near schools, public transportation, and directly off North Belt West, just minutes from Route 161 and all Metro East amenities.

