

For Online Bidding Visit:
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**11,000± SF
OPERATING INN**

INCOME PRODUCING

**LARGE CORNER LOT
ON 0.29± AC**

Online Only COMMERCIAL REAL ESTATE Auction
71 South Page Street, Aviston, IL 62216



Bidding Closes: 5PM
Wed., January 14, 2026

Open House: 12-1PM
Wed., January 7, 2026

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

County: Clinton ♦ 2024 Taxes: \$7,829

Parcel Number: 05-05-24-176-003

Total Lot Size: 0.29± Acres

Zoning: CM-Commercial

Terms: \$10,000 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.

Property Information & Highlights

Just a few - the rest you will have to see for yourself!

Location! Location! Location!

Large Corner Lot in Aviston, IL

Centrally Located Near Established Neighborhoods & Businesses

45 Minutes From St. Louis, MO

Local Wineries Easily Accessible

Endless Possibilities!

Leasable Studio Space

Workshop / Automotive Storage Space

Bar & Event Venue

Property Information

*11,000± Total Sq. Ft. ♦ Year Built: 1891 ♦ Forced Air Heating ♦ Central Air Conditioning
Zoned HVAC Systems w/ 6-Mini Split Units ♦ Natural Gas ♦ Additional Warehouse Space*

Public Water & Sewer

PROPERTY WILL SELL TURN- KEY!



Step into a property where history, character, and income potential converge in one extraordinary opportunity. Originally built in 1891 as a cornerstone bank in beautiful Aviston, Illinois, this iconic corner-lot building still features its beautifully preserved original vault, a striking reminder of its heritage. Today, it operates as the Eagle Inn, a proven revenue generator with room to scale. The main level hosts six private rental suites, each with its own entrance, dedicated mini split for heating and cooling, and a full private bath. Two of these suites include full kitchens, making them ideal for extended-stay guests. With strong occupancy, the suites currently produce \$6,300 per month in rental income before expenses, and that figure does not account for the additional upside awaiting you. On the second floor, a spacious two-bedroom, one-and-a-half-bath apartment offers dedicated heating and cooling. Once the manager's quarters, it is served by both a freight elevator and a charming dumbwaiter, combining modern convenience with historic flair. Behind the scenes lies the property's hidden gem; several partitioned warehouse bays, partially heated and cooled, with three drive-in doors. These spaces provide remarkable flexibility, whether envisioned as vehicle storage, workshops, studios, or transformed into a bar, restaurant, or event venue. Leasing the warehouse areas separately offers a substantial, untapped revenue stream. Perfectly positioned on a prominent corner in the heart of Aviston, this property blends an abundance of charm with income production. It is an exceptional investment for owners seeking both character and profit potential, a rare opportunity where history and entrepreneurial vision meet.

