

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

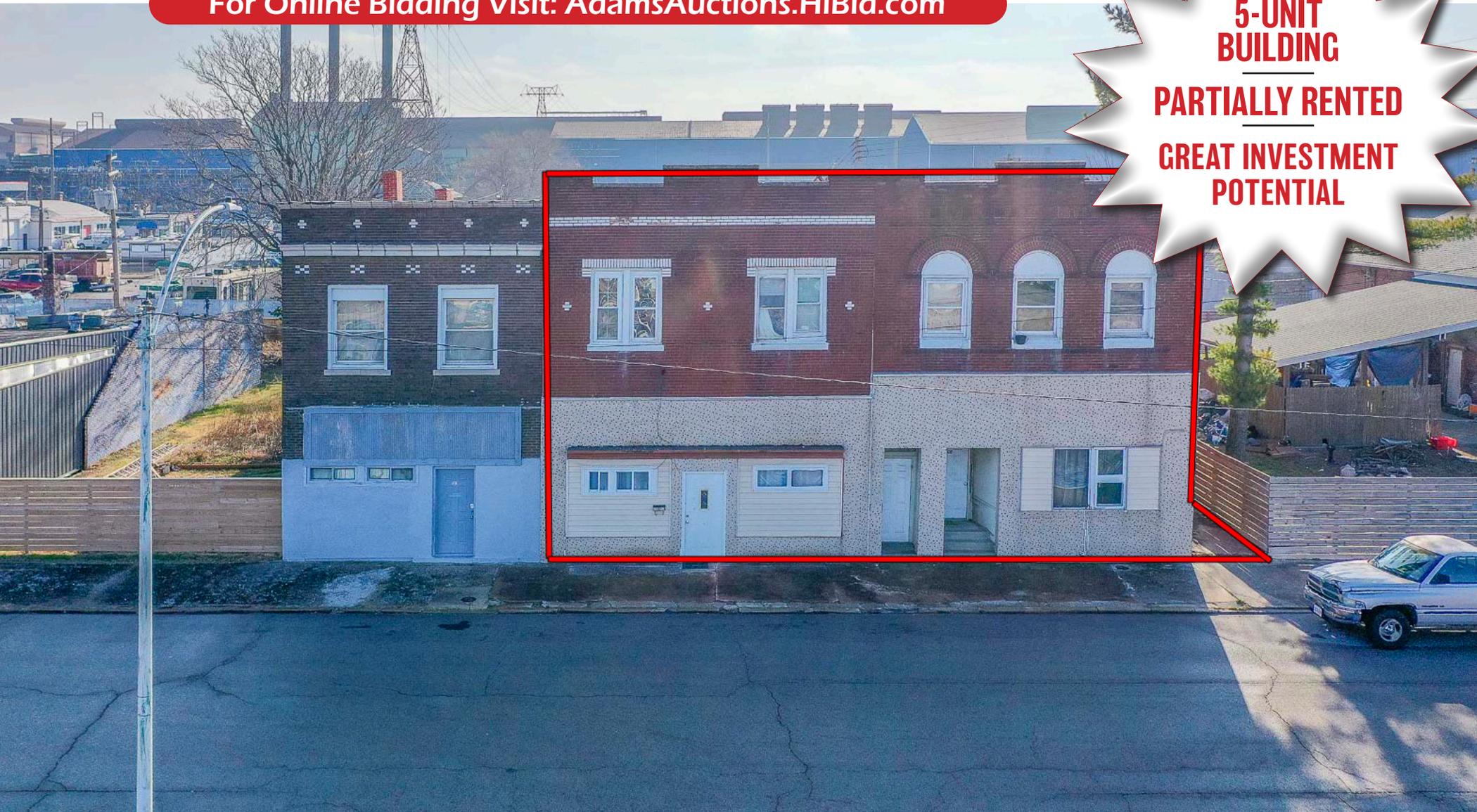
1808-1810 STATE STREET, GRANITE CITY, IL 62040

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

BIDDING CLOSES: 6PM ~ WEDNESDAY, FEBRUARY 4, 2026
VIEWING: SUNDAY, FEBRUARY 1st ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

**5-UNIT
BUILDING**
PARTIALLY RENTED
**GREAT INVESTMENT
POTENTIAL**



GENERAL INFORMATION & AUCTION TERMS



0.14± AC

TOTAL LOT SIZE

COM - COMMERCIAL

ZONING

\$1,347

TOTAL '24 TAXES

Discover your chance to own a potential filled, income-producing asset in the heart of Granite City. This partially leased 5-unit building generates \$1,000 in monthly rental income at the current rental rates, offering immediate cash flow and long-term investment potential. The building features three-2BR/1BA units and two-1BR/1BA units. Currently, the owner pays for water and trash for the building with the tenants responsible for electric and gas thanks to dedicated meters, keeping operational costs manageable and transparent. Zoned C-Commercial within the Granite City zoning jurisdiction, the building is currently operating as a multi-unit apartment building, 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
22-2-19-24-12-202-018	0.14± Ac.	\$1,347

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

