

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

1808-1810 STATE STREET, GRANITE CITY, IL 62040

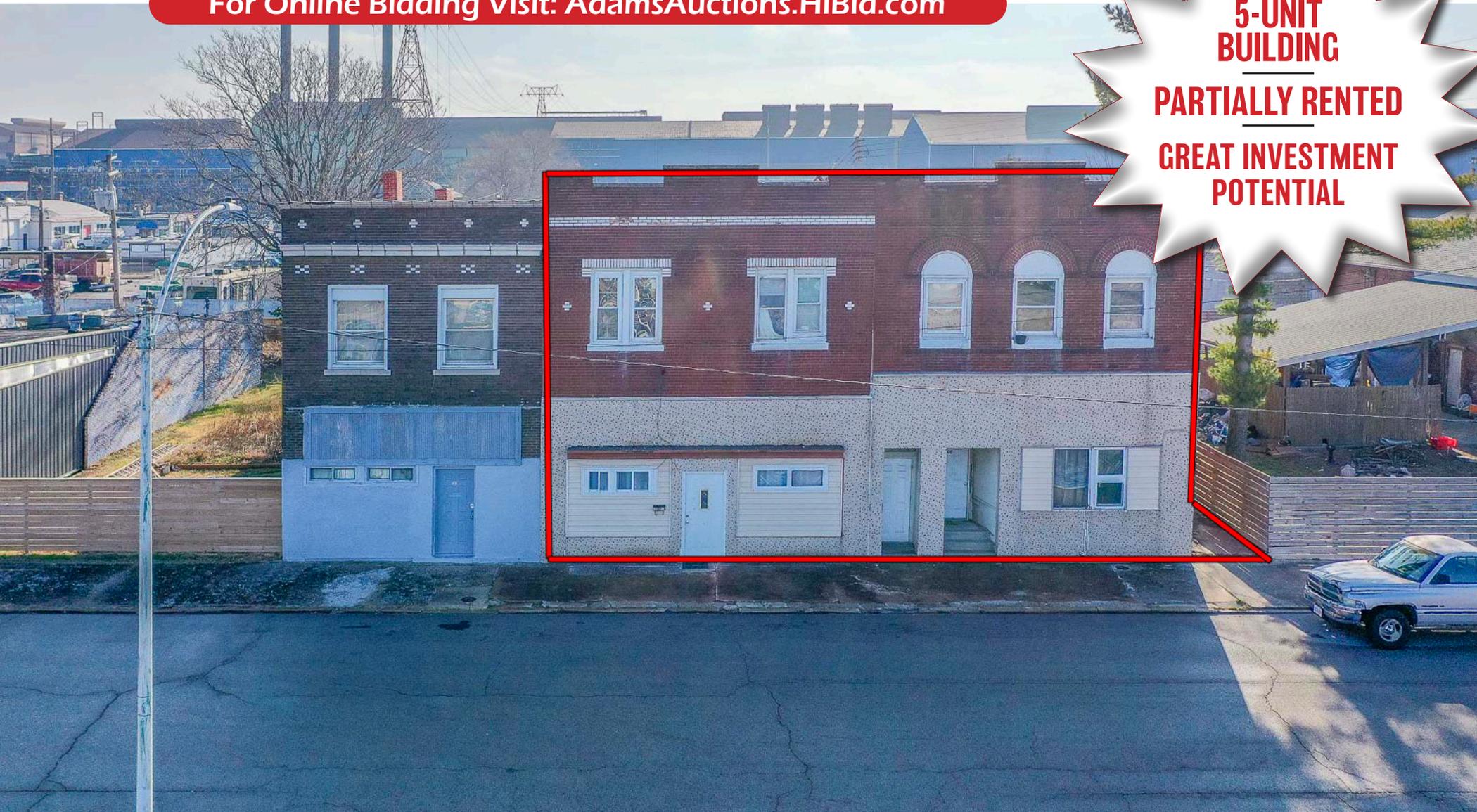
**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**BIDDING CLOSES: 6PM ~ WEDNESDAY, JANUARY 28, 2026**

**VIEWING: SUNDAY, JANUARY 25 ~ 12-2PM**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://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

