

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

405-411 GREY BOULEVARD, EAST ST. LOUIS, IL 62205

**BIDDING CLOSES: 5:30PM ~ WEDS., JANUARY 28, 2026**

**VIEWING: SUNDAY, JANUARY 25 ~ 2:30-4:30PM**

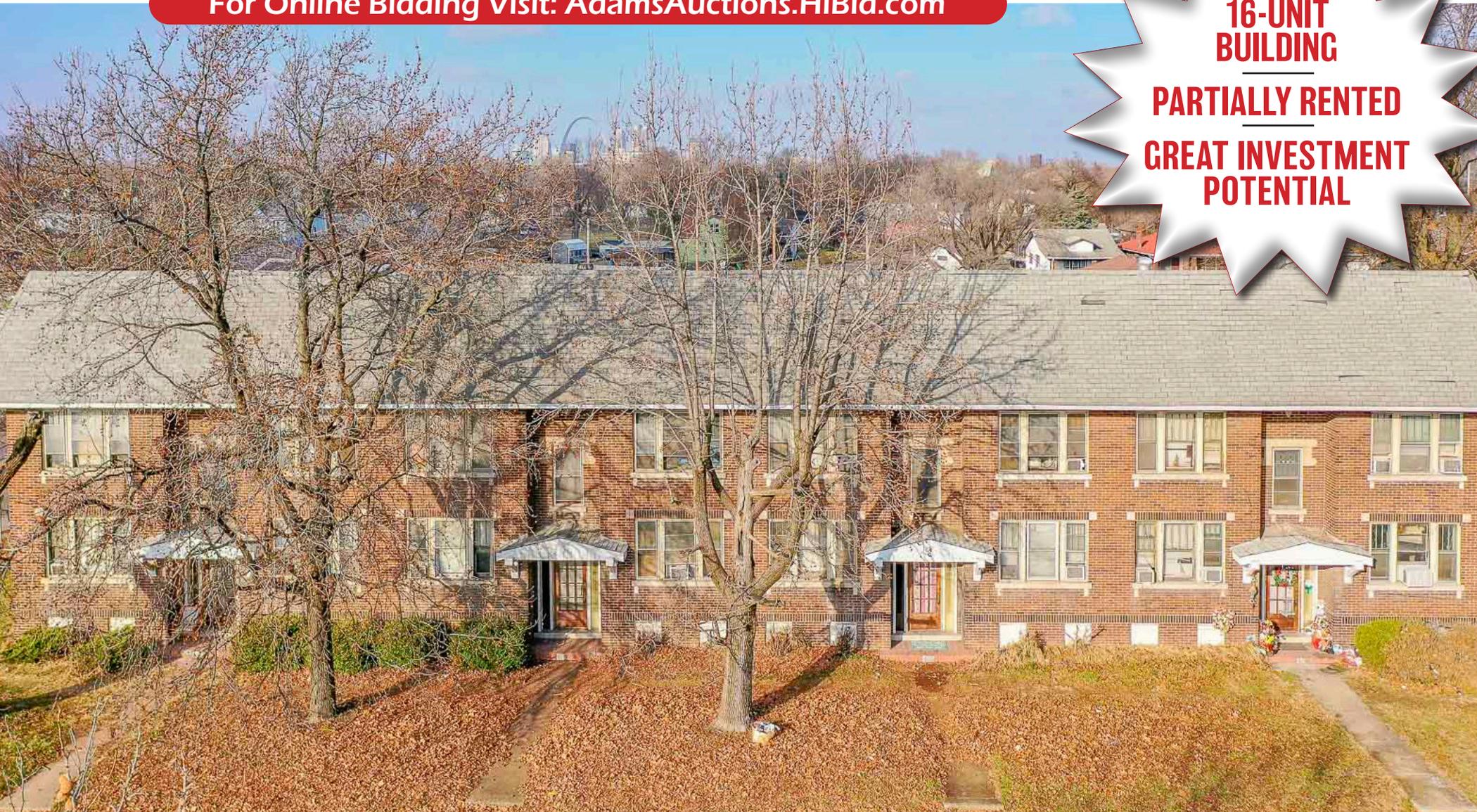
For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.

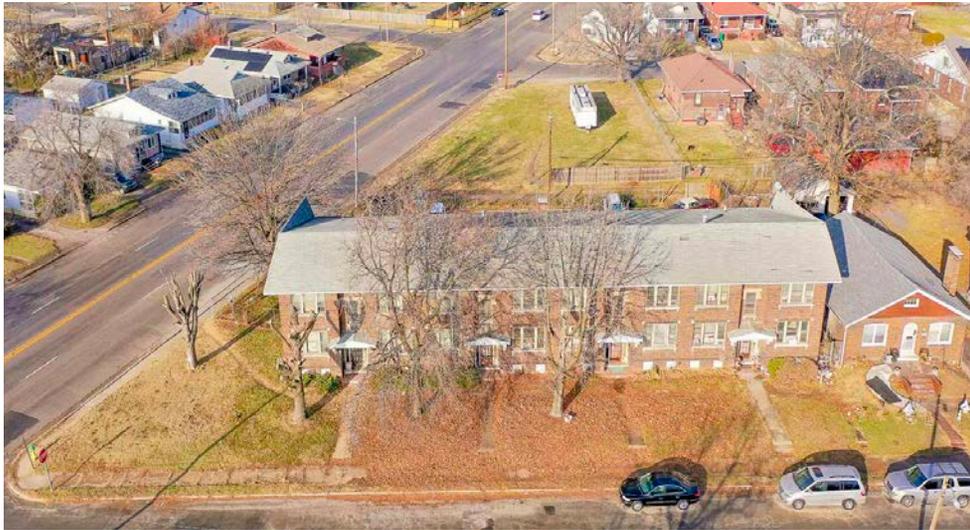
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

**16-UNIT  
BUILDING**

**PARTIALLY RENTED  
GREAT INVESTMENT  
POTENTIAL**



# GENERAL INFORMATION & AUCTION TERMS



**0.47± AC**

TOTAL LOT SIZE

**C - COMMERCIAL**

ZONING

**\$5,135**

TOTAL '24 TAXES

Discover your chance to own a potential filled, income-producing asset in the heart of East St. Louis. This partially leased 16-unit building generates \$5,300 in monthly rental income at the current rental rates, offering immediate cash flow and long-term investment potential. The building features 16 studio apartments with each unit on individual electric meters and circuit breakers with radiant heating. Currently, the owner pays for water, trash and gas for the building with the tenants responsible for electric, keeping operational costs manageable and transparent. All units share two continuous pumping hot water heaters and have radiant heat through a gas-powered boiler. In addition, a new roof was installed on the building in 2020. Zoned C-Commercial within the City of East St. Louis zoning jurisdiction, the building is currently operating as a multi-unit apartment building, with any alternate use requiring city approval. Situated on a 0.47±acre corner lot with dedicated rear parking with additional off-street parking available and conveniently located near public transit, schools, and major Metro East roadways, this property combines accessibility with strong rental appeal. With 11 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
02-19.0-112-025	0.47± Ac.	\$5,135

Terms: \$20,000 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

