

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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Online Only Real Estate Auction

1647 Maple Avenue, Granite City, IL 62040

2BR/1BA HOME

1,024± SF

**TWO PARCELS
SELLING AS ONE**



Bidding Closes: 5PM
Thur., April 30, 2026

Viewing: 12-2PM
Sunday, April 26, 2026

County: Madison ♦ **2024 Taxes:** \$962

Exemptions: None

Parcel Numbers: 22-2-19-24-05-105-013

22-2-19-24-05-105-012

Zoning: Residential

Schools: Granite City CU #9 & Granite City HS

Total Lot Size: 0.13± Ac

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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

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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.



1647 Maple Avenue Property Information

2BR/1BA ~ 1,024± Total Finished SF ♦ Year Built: 1920 ♦ Forced Air Heating ♦ Water & Sewer: Public ♦ Gas Water Heater
Central A/C: None ♦ Gas Furnace ♦ Electric: Circuit Breaker ♦ Roof: Shingle ♦ Basement: Partial, Unfinished/Crawl Space



Nestled on a double lot in Granite City, this two-bedroom, one-bath property offers an exceptional opportunity for investors, flippers, or anyone seeking a rewarding renovation project. A spacious foyer welcomes you into an open living and dining area, creating a flexible layout. A small hallway leads to a bathroom and a galley-style kitchen area serving as a blank canvas, ready for updates. Upstairs, two bedrooms feature large windows that fill the space with natural light, enhancing this property's warm and inviting feel. Outside, a covered back porch overlooks the back yard, complete with a shed perfect for storing tools and lawn equipment. The home is mid-renovation and currently has utilities disconnected, but all public services are available onsite and ready for activation by the new owner. Located in an established neighborhood close to parks, schools, and major Metro East thoroughfares, this property combines convenience with potential. Whether you are planning a fix-and-flip or adding another rental to your portfolio, this home is a promising investment opportunity.

