

Professional Real Estate Auctions By:

Adam's

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Online Only Real Estate Auction

650 Sherman Street, Belleville, IL 62221

8,400+/- SF BUILDING

ZONED C-2 & R-1

**8 PARCELS
SELLING AS 1**



Bidding Closes: 5PM
Tuesday, April 7, 2026

Viewing: 12-1PM
Tuesday, March 31, 2026

Text ADAMS to 1-800-496-6299 To Be
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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.

County: St. Clair ♦ 2024 Taxes: \$7,528

Exemptions: None

Parcel Numbers: 08-14.0-306-001, 08-14.0-306-002
08-14.0-306-003, 08-14.0-306-004
08-14.0-306-005, 08-14.0-306-006
08-14.0-306-007, 08-14.0-306-008

Zoning: Commercial/Single Family

Total Lot Size: 0.60± Ac

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

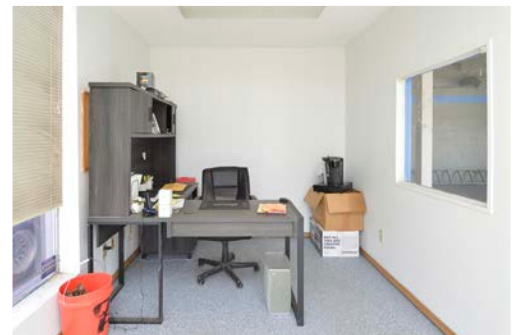
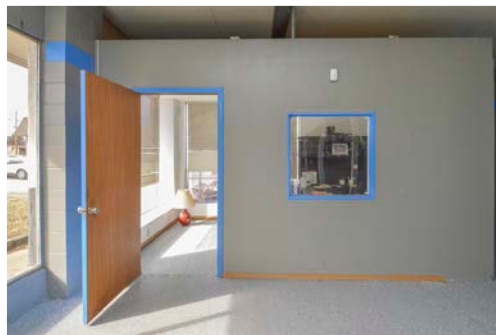
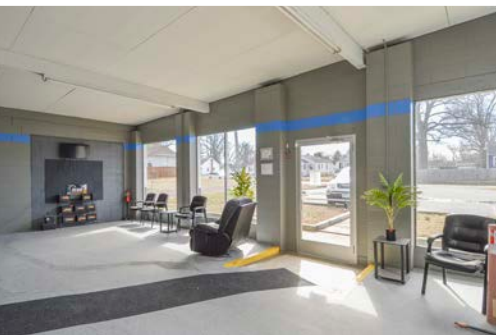
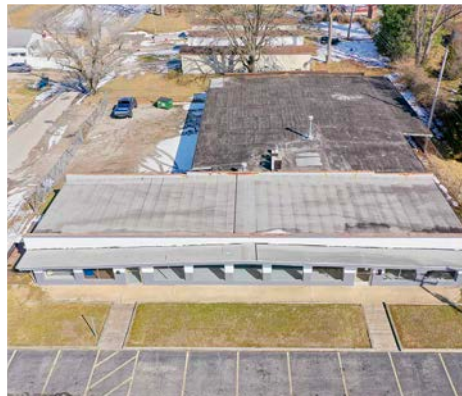
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

650 Sherman Street Property Information

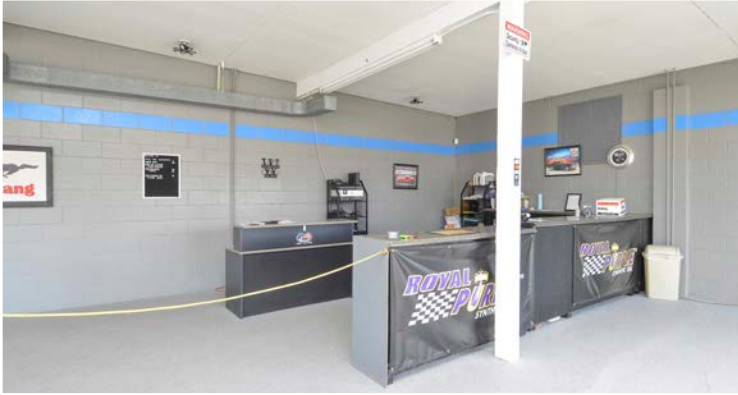
8,400± Total Sq. Ft. ♦ Year Built: 1959 ♦ Forced Air Heating ♦ Electric: Circuit Breaker
Central Air ♦ Gas Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Flat ♦ Fenced, Gravel Parking Lot
Paved Asphalt Parking Lot, 10 Parking Spaces ♦ Basement: None, Slab ♦ 60' x 70' Attached Garage

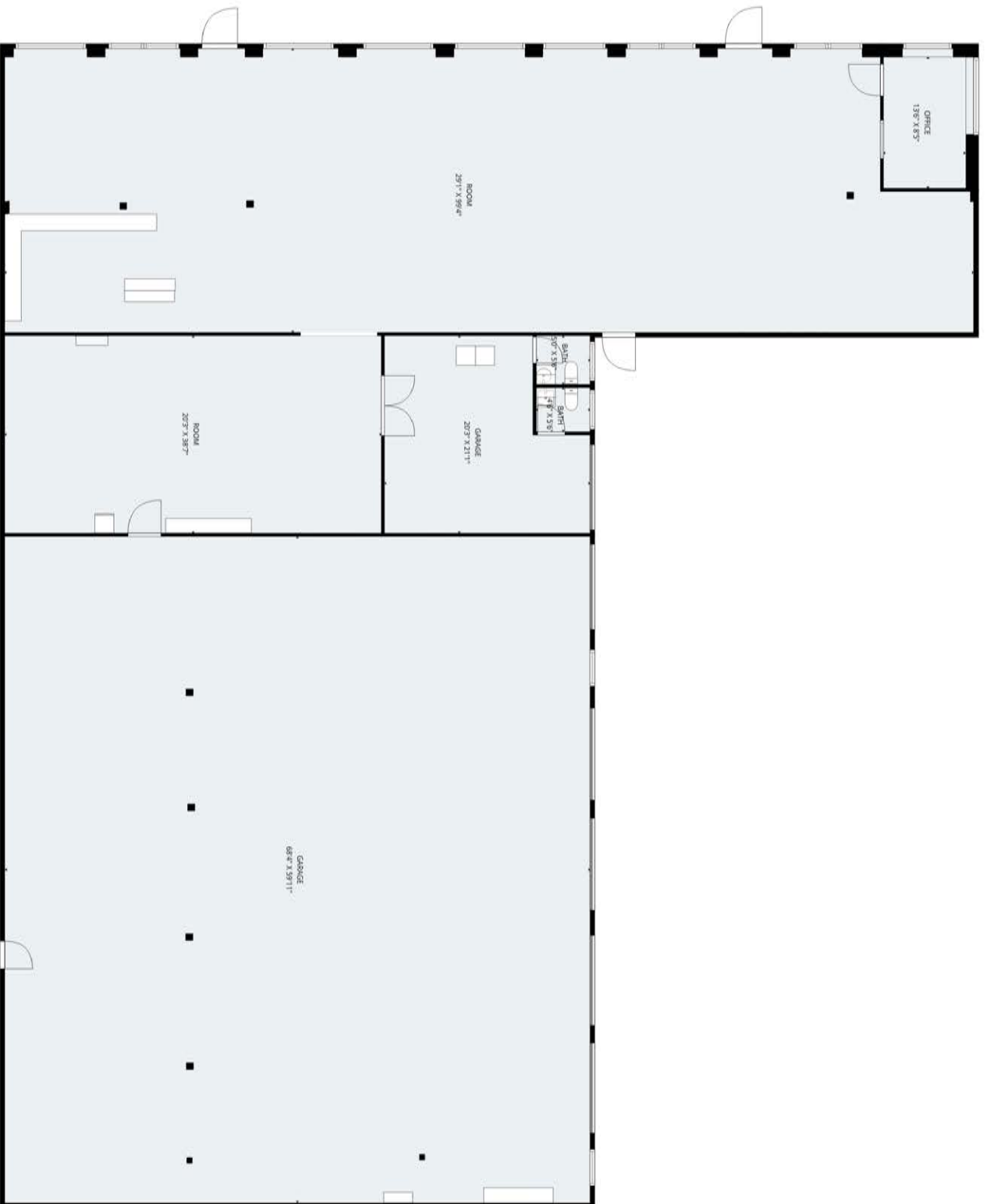


Position your business for success with this 8,400± SF commercial property on a 0.60± acre site in Belleville, IL. Currently operating as an automotive repair shop, the building features a spacious 30' x 100' showroom, an 8' x 14' private office, a 38' x 20' service area, and a 20' x 20' loading dock with two half bathrooms. A connected 60' x 70' five bay garage with a concrete floor provides extensive space for vehicle service, equipment storage, or expanded operations. The property includes eight parcels, six zoned C 2, Heavy Commercial and two zoned R 1, Single Family thereby offering flexibility for multiple business uses or future residential development. Located directly off IL 161 with approximately 12,300 vehicles passing daily, the site delivers excellent visibility in a thriving commercial corridor surrounded by established businesses and national retailers. Recent upgrades include new electrical panels, updated plumbing and restrooms, enhanced security with blocked in northern openings, new front windows and entry doors, upgraded lighting producing approximately 1,000,000 lumens, updated fire code compliance, and full interior and exterior repainting. The property has passed City of Belleville inspection and is occupancy ready for immediate operation.



Additional Photographs





Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

