

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

2 Sheryl Drive, Fairview Heights, IL 62208

**RESIDENTIAL OR
COMMERCIAL POTENTIAL**
0.31± ACRES



Bidding Closes: 5:30PM
Wednesday, May 20, 2026

Viewing: 2:30-4:30PM
Sunday, May 17, 2026

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2024 Taxes:** \$4,203

Parcel Number: 03-29.0-205-009

Exemptions: None

Zoning: Residential/Commercial

Total Lot Size: 0.31± Ac

Schools: Grant Elementary & Belleville East HS

Terms: \$5,000 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



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.

2 Sheryl Drive Property Information

2BR/1.5BA ~ 1,734± Total Finished SF ♦ Year Built: 1956 ♦ Electric Baseboard Heating ♦ Central A/C ♦ Electric Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Slab ♦ Electric: Circuit Breaker ♦ Paved Parking Lot, 15 Spaces
1 Car Detached Garage & 1 Car Carport

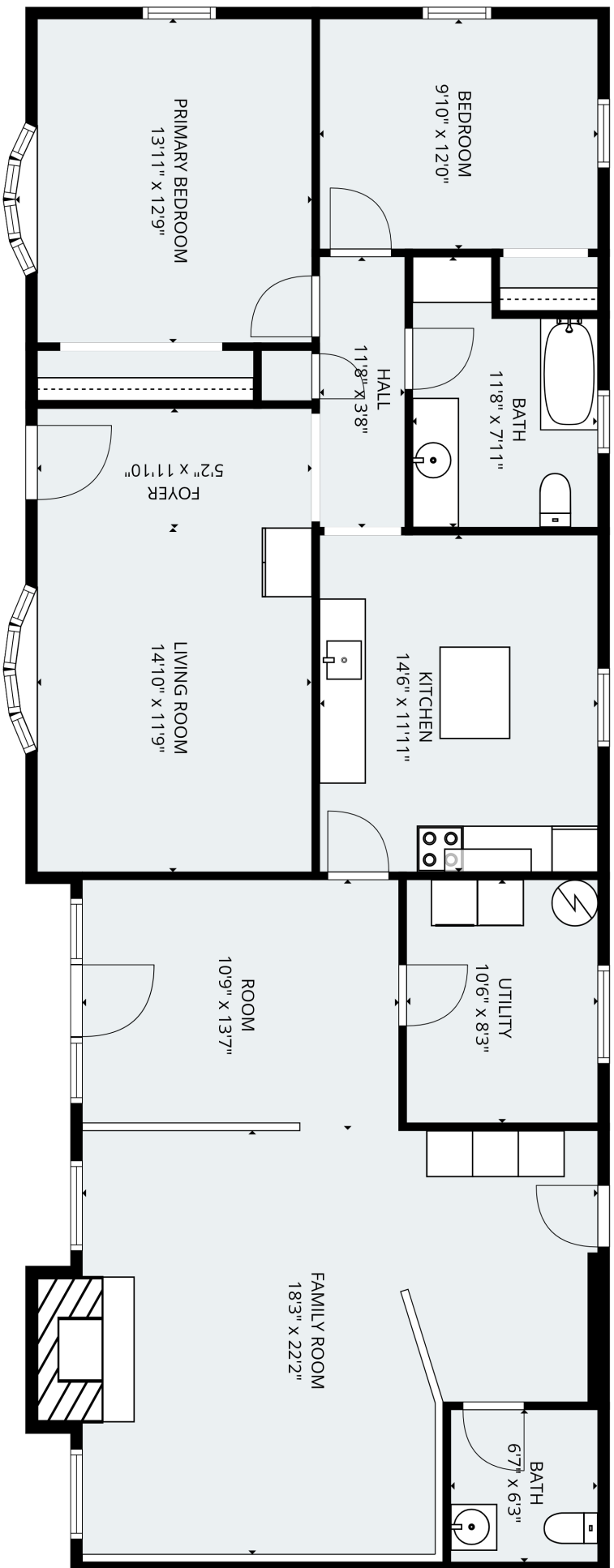


Rare opportunity for either commercial or residential use with this versatile 1,734± SF building situated on a spacious corner lot in Fairview Heights! Currently utilized as a single family residence, the property was formerly operating as a hair salon and offers a flexible layout well suited for a variety of potential uses. The interior features a large front room anchored by an electric fireplace and equipped with two hairstyling stations positioned near a conveniently located half bathroom. A centrally located walk-through kitchen connects the space and provides access to two bedrooms and a generously sized living room, all serviced by a full bathroom located off the main hallway. In addition, a large, dedicated laundry room offers ample extra storage space. Outside, the paved asphalt parking lot provides approximately 15 standard parking spaces along with two ADA compliant spaces. A detached single-car garage with an attached single-car carport offers additional convenience for owner or tenant use. Positioned along Old Lincoln Trail with an approximate average daily traffic count of 12,600 vehicles per day, the property benefits from outstanding visibility and accessibility. Its convenient location near schools, established local and national businesses, and just minutes from Interstate 64 further enhances the appeal for either residential living or future business opportunities.



Additional Property Photographs





1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

