

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

2911 SOUTH BELT WEST, BELLEVILLE, IL 62226

Adam's
Auction & Real Estate Services, Inc.

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BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 26, 2026

VIEWING: SUNDAY, MARCH 22 ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

**TRIPLEX &
2BR/1BA HOME**
FULLY RENTED
**GREAT INVESTMENT
POTENTIAL**



GENERAL INFORMATION & AUCTION TERMS



1.31± AC

TOTAL LOT SIZE

SR3 - SINGLE FAMILY

ZONING

\$4,119

TOTAL '24 TAXES

Potential filled, income-producing asset in the heart of Belleville. This fully leased 3-unit building and 2BR/1BA single family home generates \$2,600 in monthly rental income at the current rental rates, offering immediate cash flow and long-term investment potential. The Tri-Plex features (1) 3BR/1BA unit generating \$950.00/month and (2) 1BR/1BA unit generating \$550.00 each in monthly rent. A separate 2BR/1BA single family home currently generates \$550.00/month rent. All units are on a month-to-month lease. Currently, the owner pays sewer & trash for both buildings; tenants pay electric, water & gas. Zoned SR-3, Single Family within the St. Clair County zoning jurisdiction, the buildings are currently operating as multi-unit apartment buildings, with any alternate use requiring city approval. With two fully rented buildings, this is a smart investment whether you are expanding your portfolio or stepping into multi-family real estate for the first time.

UNIT #1: 1BR/1BA - \$550/Month; Gas Furnace & Hot Water Heater; Window Unit A/C; Wood Burning Fireplace

UNIT #2: 3BR/1BA - \$950/Month; Gas Furnace & Hot Water Heater, (3) Window Unit A/C

UNIT #3: 1BR/1.5BA - \$550/Month; Gas Furnace & Hot Water Heater; Central A/C

Separate 2BR/1BA Home - \$550/Month; Gas furnace & Gas Hot Water Heater; Central A/C

PARCEL NUMBER

P.I.N	Size	Amount
08-18.0-404-053	1.31± Ac.	\$4,119

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

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

