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Adam's
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2BR/1BA
904± SF

Online Only Real Estate Auction
2054 Sandy Ridge Road, Cahokia Heights, IL 62206



Bidding Closes: 5PM
Tuesday, June 16, 2026

Viewing: 12-2PM
Sunday, June 7, 2026

County: St. Clair ♦ **2024 Taxes:** \$1,819
Exemptions: None
Parcel Number: 06-12.0-113-026
Zoning: Single Family
Total Lot Size: .14± Ac
Schools: Cahokia Unit 187 & Cahokia H2

Terms: \$2,000 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# 444000169
Any announcement made day of sale takes precedence over any printed material
Title is non-insurable and will transfer to Buyer via Quit Claim Deed

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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.

2054 Sandy Ridge Road Property Information

2BR/1BA ~ 904± Sq. Ft. ♦ Year Built: 1945 ♦ Heat: Forced Air ♦ A/C: Window Unit ♦ Roof: Shingle
Gas Water Heater ♦ Water & Sewer: Public ♦ Basement: Crawl ♦ Electric: Circuit Breaker



Great opportunity as an addition to any real estate investor's portfolio or first time home buyer! This 2BR/1BA home offers approx. 904 sq. ft. of living space and has a newer roof and gutter system, a newer furnace, and newer laminate flooring. The home is situated on a spacious corner lot just minutes from I-255 and all the amenities of the Metro East as well as an easy commute into St. Louis from either direction. Title is non-insurable and will transfer to Buyer via Quit Claim Deed

