

ONLINE ONLY REAL ESTATE AUCTION

1823 & 1819 West Main Street, Belleville, IL 62226

BIDDING CLOSES: 6:30PM ~WEDNESDAY JULY 12, 2023

VIEWING: SUNDAY, JULY 9, ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

**1,924+/- SF BUILDING
ZONED C-2
LIGHT COMMERCIAL**



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GENERAL INFORMATION & AUCTION TERMS



0.2± ACRES

C-2 LIGHT COMMERCIAL

1,924+/- SQ. FT.

\$3,489

TOTAL LOT SIZE

ZONING

TOTAL SQUARE FEET

TOTAL '22 TAXES

All Public Utilities • Two Parcels Selling As One • Electric: Breaker Box • Gas Furnace • Gas Water Heater
 6,650+/- Daily Traffic Counts Off West Main Street • Basement: Partial/Unfinished • Forced Air Gas Heat • 2 Restrooms
 Central Air Conditioning & 1 Window Unit In First Floor Front Room • Year Built: 1867 • Paved Side Parking
 Property is zoned commercial but was last used as a 4BR/2BA home.

Any future use other than commercial use would need prior approval or special use variance from The City of Belleville.

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|---------|---------|
| 08-20.0-403-021 | 0.1± AC | \$2,906 |
| 08-20.0-403-022 | 0.1± AC | \$583 |

Terms: \$3,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days • 10% Buyers Premium or \$1,000.00 Minimum
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
 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 PROPERTY PHOTOS

