

ONLINE ONLY REAL ESTATE AUCTION

2 WEST BROADWAY, TRENTON, IL 62293

BIDDING CLOSES: 5PM ~ WEDNESDAY, DECEMBER 20, 2023

VIEWING: SUNDAY, DECEMBER 17TH ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**3,288+/- SQ. FT.
FULLY RENTED-
MIXED USE
BUILDING!**





GENERAL INFORMATION & AUCTION TERMS



1900

YEAR BUILT

0.07+/-AC

TOTAL LOT SIZE

3,288+/- SF

COMBINED SPACE

CM-COMMERCIAL

ZONING

\$3,118

TOTAL '21 TAXES

UTILITIES: Central Heating/Cooling, (main level only) • Window AC Units/Baseboard Heat (Residential units) • Water/Sewer: Public • Roof: Flat
 Electric: Circuit Breaker (3 separate) • Water Heater: Gas • Furnace: Gas • Basement: None/Crawl Space • All 3 units have separate gas, water, and electric meters
 EXEMPTIONS: None.

PARCEL NUMBERS

P.I.N	Size	Amount
05-05-20-119-006	0.07+/- Acre	\$3,118

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# 044000169
 Any announcement made day of sale takes precedence over any printed material



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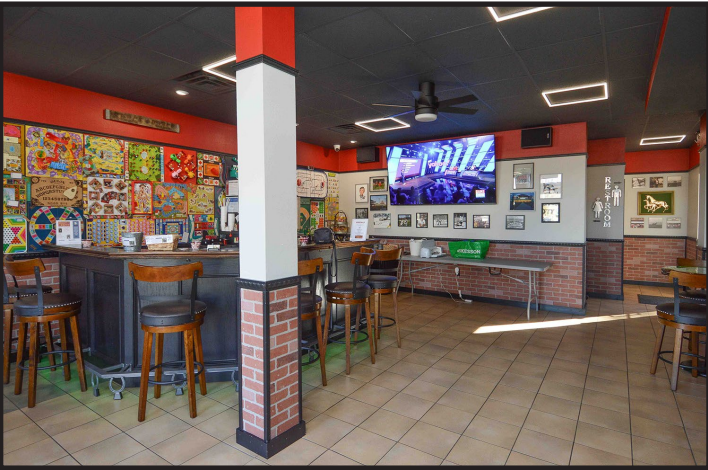
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

Fully rented 3,288+/- Sq. Ft. mixed use building in Trenton! The building has a main level commercial space with a tenant on a 3 year lease ending in November of 2025 operating a gaming parlor and paying \$1,500.00 in monthly rent. The second story of the building has two, 1BR/1BA fully rented apartments with the tenant in apartment A paying \$650.00 dollars in monthly rent and a lease ending in June of 2024. The tenant in apartment B is paying \$600.00 in monthly rent and is on a month-to-month lease. The property offers off street parking at the front and side of the building as well as a parking area at the back of the building for the tenants of the residential units. The property is situated directly off Broadway with an average daily traffic count of approximately 11,300 vehicles. Don't miss this great investment opportunity in Trenton!

PROPERTY PHOTOS



PROPERTY PHOTOS



PHOTOS OF APARTMENTS A AND B WERE TAKEN PRIOR TO CURRENT TENANTS MOVING IN