

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

102 WEST MAIN STREET, COLLINSVILLE, IL 62234

BIDDING CLOSES: 5:30PM ~ THURSDAY, JANUARY 11, 2024

VIEWING: THURSDAY, JANUARY 4TH, ~ 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

**10,220+/- SQ. FT.
COMMERCIAL
BUILDING!**





GENERAL INFORMATION & AUCTION TERMS



1914

YEAR BUILT

0.18+/-AC

TOTAL LOT SIZE

10,220+/- SF

COMBINED SPACE

B2-COMMERCIAL

ZONING

\$2,788

TOTAL '22 TAXES

Endless opportunities with this 10,220+/- SF commercial building with an additional 3,000+/- SF of storage space in Collinsville! The building was previously used as a bank and restaurant. The main floor features a spacious open area used for dining, two bars, two bathrooms, a utility room and a former bank vault. The upper level features a balcony overlooking the main floor, a 2nd former bank vault, two office spaces, a kitchen, a prep area and a spacious storage room. Recent updates to the building include a new boiler, water heater, sprinkler system, plumbing, and electric panels installed in 2006 and a new roof installed in 2022. This potential filled building is located at the intersection of West Main Street & South Center Street in the heart of downtown Collinsville, IL with great visibility and signage possibilities to an average daily traffic count of 8,500+/- vehicles.

PARCEL NUMBER

P.I.N	Size	Amount
13-2-21-33-08-204-017	0.18+/- Acre	\$2,788

Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days 10% 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.

PROPERTY PHOTOS

