

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

104 WEST MAIN STREET, COLLINSVILLE

BIDDING CLOSES: 6PM ~ THURSDAY, JANUARY 11, 2024

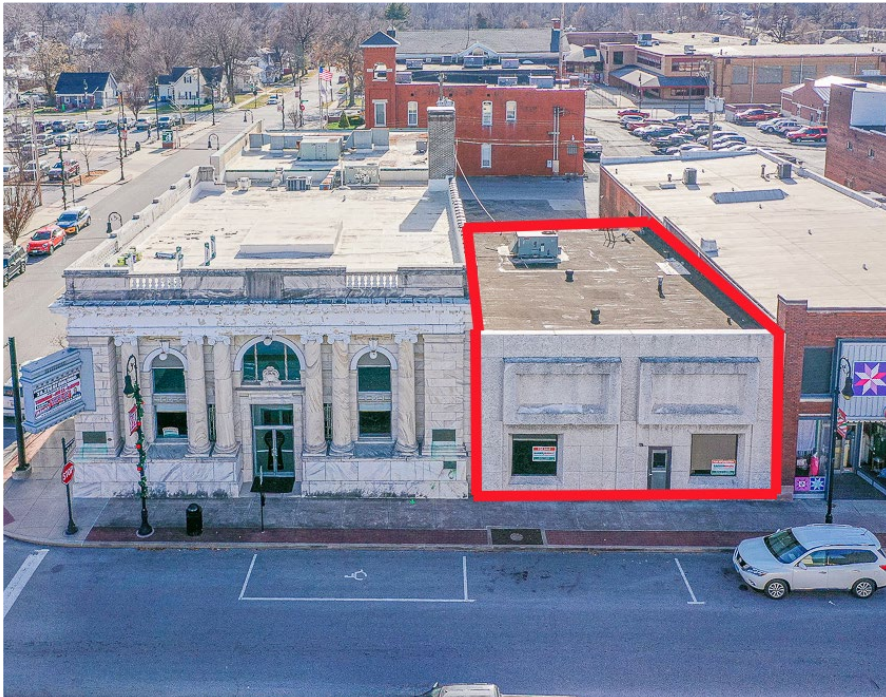
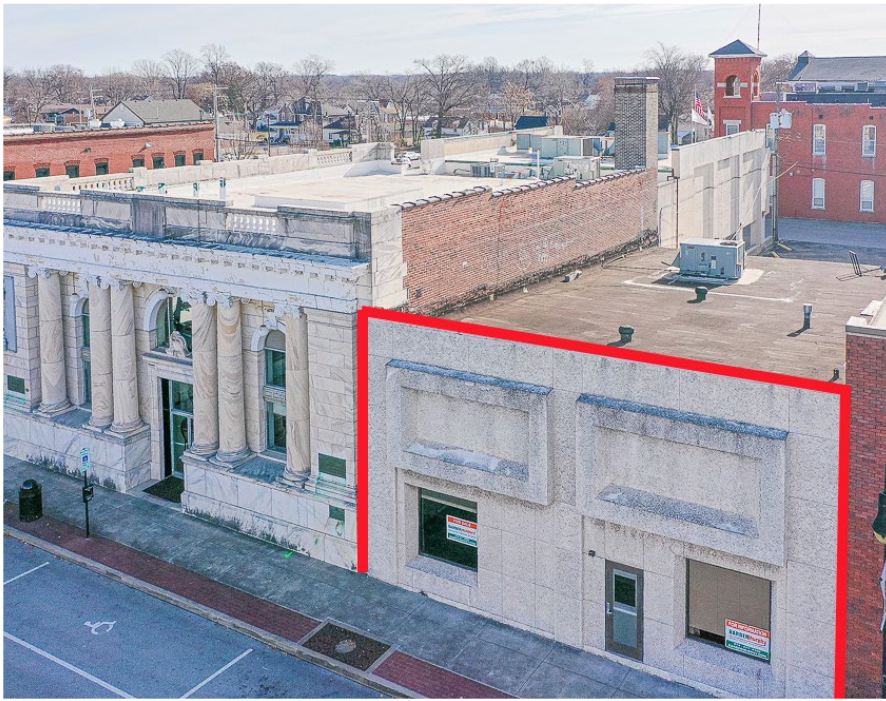
VIEWING: THURSDAY, JANUARY 4TH, ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**2,704+/- SQ. FT.
COMMERCIAL
BUILDING!**





GENERAL INFORMATION & AUCTION TERMS



1914

YEAR BUILT

0.13+/-AC

TOTAL LOT SIZE

2,704+/- SF

COMBINED SPACE

B2-COMMERCIAL

ZONING

\$712

TOTAL '22 TAXES

Open a new business or expand a current operation in this 2,704+/-SF commercial space in Collinsville! The building features three private offices, a conference room, spacious open area with 14' ceilings, and two restrooms. There is off street parking in the front of the building and 9 private parking spaces at the back of the property. Located directly off West Main Street near established restaurants and businesses with an average daily traffic count of 7,600+/- vehicles. The building is zoned B-2 and is practically move in ready! Do not miss this great opportunity!

PARCEL NUMBER

P.I.N	Size	Amount
13-2-21-33-08-204-016	0.13+/- Acre	\$712

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

