

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

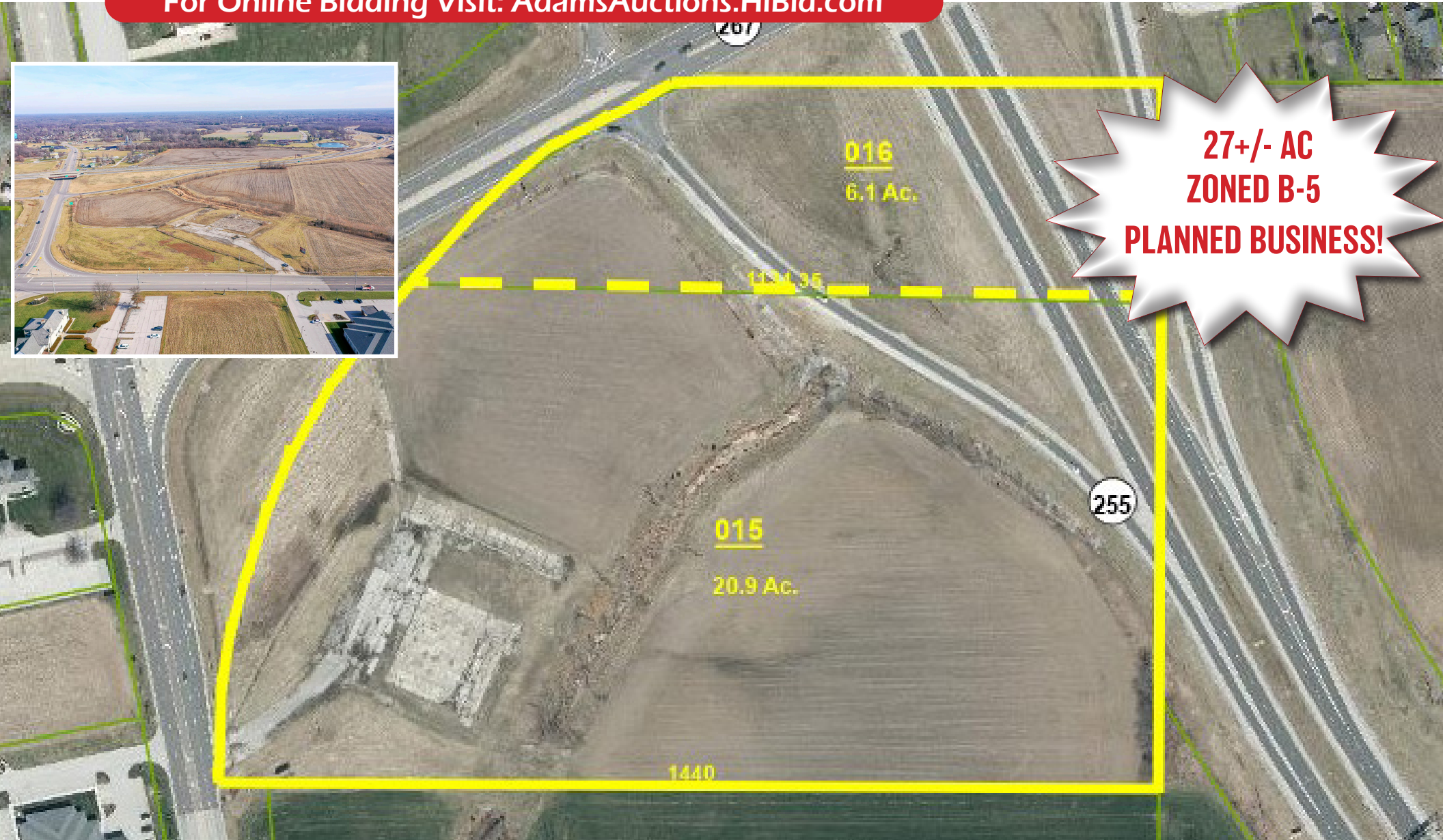
6713 GODFREY ROAD, GODFREY, IL 62035 &  
MONTCLAIR AVENUE, GODFREY, IL 62035

**BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 14, 2024**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)



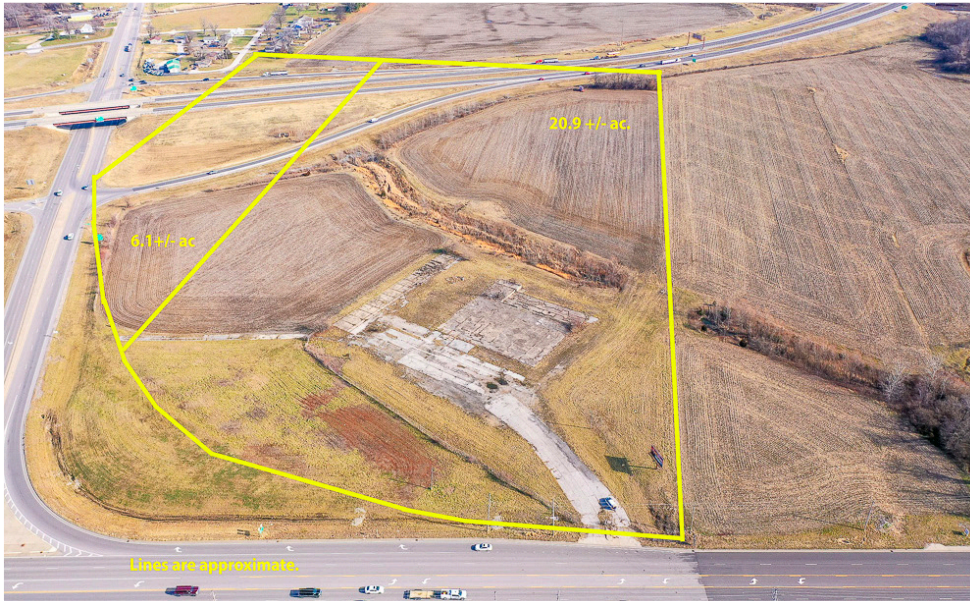
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751



**27+/- AC  
ZONED B-5  
PLANNED BUSINESS!**



# GENERAL INFORMATION & AUCTION TERMS



**27+/- AC**  
TOTAL LOT SIZE

**B-5 PLANNED BUSINESS**  
ZONING

**\$8,790**  
TOTAL '22 TAXES

Great opportunity to acquire these two commercial parcels located within the main retail corridor in Godfrey! These mostly level to slightly rolling land offers approximately 27+/- combined acres are zoned B-5 Planned Business, are development ready and have all public utilities available. The parcels benefit from approximately 12,100+/- average daily traffic counts on Rte. 67, 7,900+/- average daily traffic counts on Rte. 11 and 6,400 average daily traffic counts on I-255. Located within close proximity to established businesses including Super Walmart and OSF Health Care and only 1.3 miles from Lewis and Clark Community College!

## PARCEL NUMBERS

P.I.N	Size	Amount
24-1-01-14-00-000-015	20.9± Ac.	\$5,699
24-1-01-14-00-000-016	6.1± Ac.	\$3,091

Terms: \$50,000 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# 444.000169  
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.

