ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

703 Hartman Lane, O'Fallon, IL 62269

BIDDING CLOSES: 6PM ~ THURSDAY, MARCH 14, 2024

VIEWING: SUNDAY, MARCH 10TH ~ 12-2PM





GENERAL INFORMATION & AUCTION TERMS





0.45± ACRES B-1 COMMUNITY BUSINESS

2,200+/- SQ. FT.

\$4,408

TOTAL LOT SIZE

ZONING

TOTAL SOUARE FEET

TOTAL '22 TAXES

All Public Utilities • Electric: Breaker Box • Central Heating and Air • Gas Furnace • Gas Water Heater 12,200+/- Daily Traffic Counts Off Hartman Lane • Basement: Full, Unfinished/Slab • Conduit Wrapped Electrical 1 Office Space • 1 Restroom • Side and Back Parking • Roof: Shingle (New in 2023)

Fire Wall Seperates 1BR/1BA Apartment With Private Entrance • \$905 Monthly Rental Income, 6 Month Lease, Owner Pays Utilities

PARCEL NUMBERS

Terms: \$5,000 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

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























FLOOR 1







