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Online Only Real Estate Auction  
**2288 Gary Avenue, Granite City, IL 62040**

**2BR/1BA ESTATE HOME  
w/ ATTACHED 1 CAR GARAGE  
ON 0.21+/- AC!**



***Bidding Closes: 1PM***  
***Wednesday, June 12, 2024***

***Viewing: 12-2PM***  
***Sunday, June 9, 2024***

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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.

**County:** Madison ♦ **2022 Taxes:** \$2,124  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze  
**Parcel Numbers:** 22-1-20-09-14-302-002  
**Zoning:** Single Family  
**Total Lot Size:** 0.21± Ac  
**Schools:** Granite City Dist. #9, Granite City HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 7% 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

# 2288 Gary Avenue Property Information

2BR/1BA ~ 1749± Total Finished Sq. Ft. (Includes Finished Basement Sq. Ft.) ♦ Year Built: 1958 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

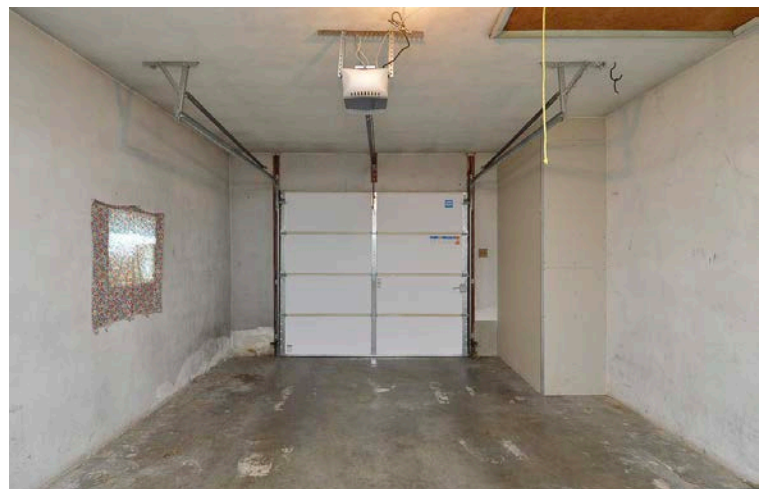
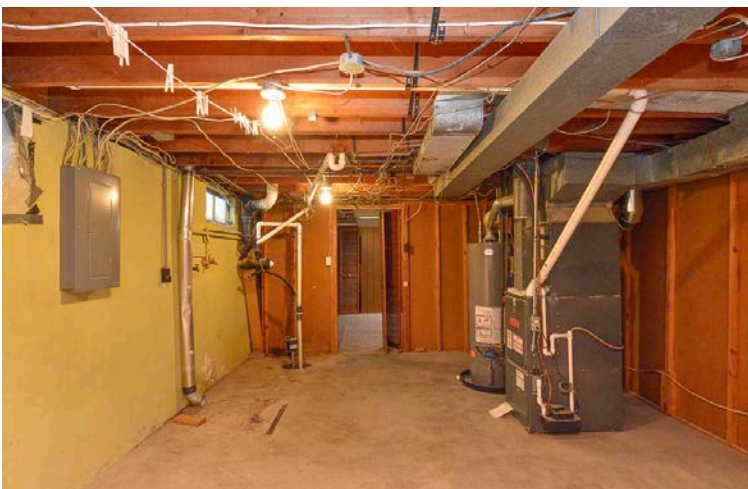
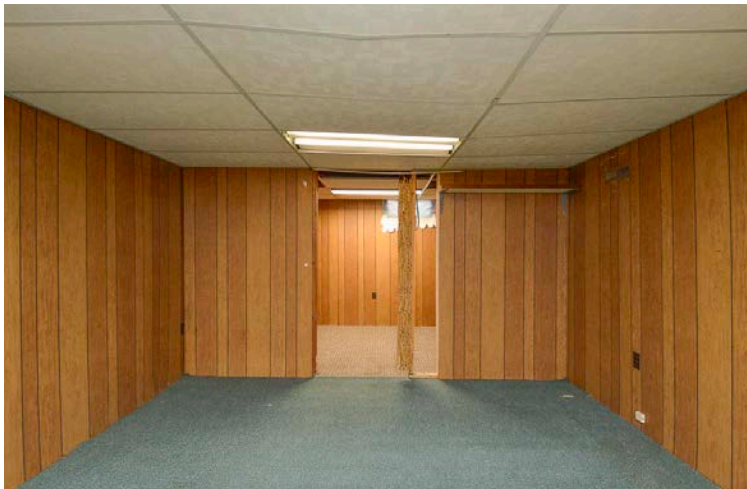
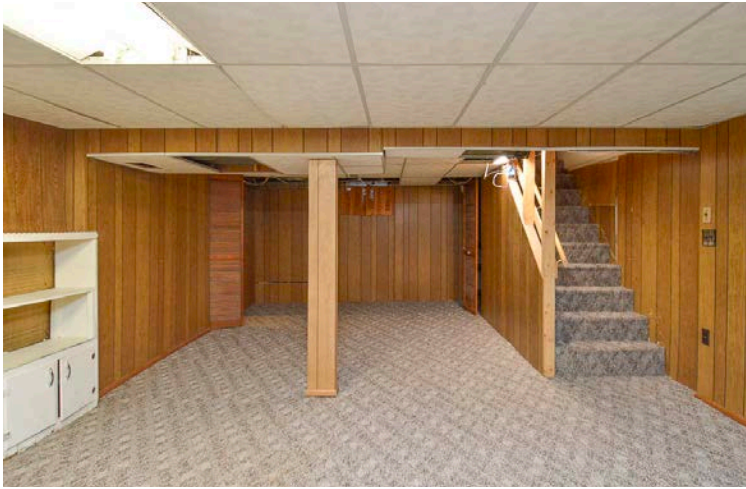
Basement: Full, Partially Finished 629+/- Sq. Ft. ♦ Electric: Circuit Breaker ♦ Concrete Driveway ♦ 1 Car Attached Garage

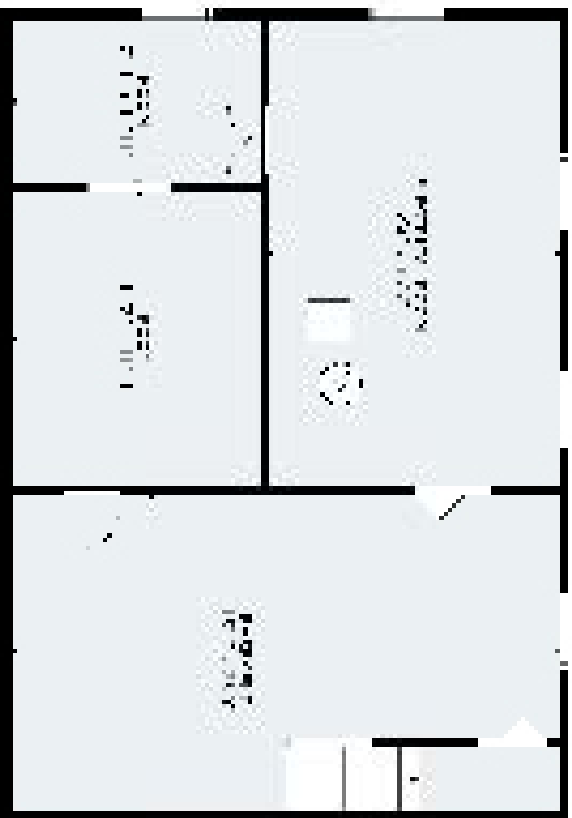


Potential filled 2BR/1BA solid brick ranch home with attached single car garage in Granite City, IL! The home features a large living room, kitchen and dining area, a full bathroom, two bedrooms and a full, partially finished basement with a rec room and a bonus room that could be used as a third bedroom. The property has a large backyard with an attached, covered 11' x 5' patio, an 11' x 20' patio and 6' x 6' garden shed. Situated on a large 0.21+/- acre lot and just minutes from schools and amenities in Granite City!

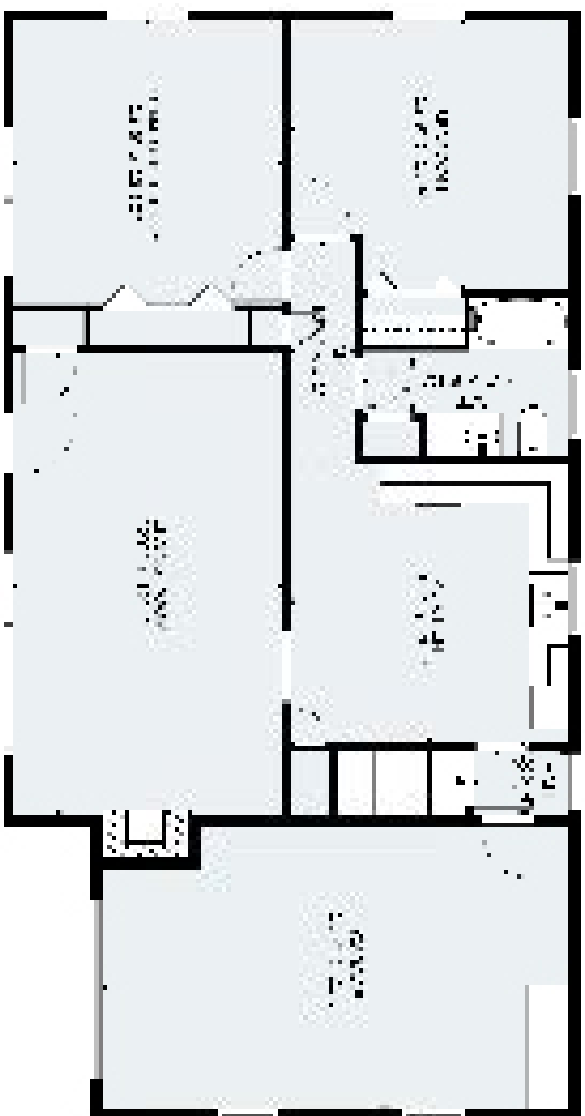


# *Additional Photographs*





Level 1



Level 2

These floor plans are for information purposes only. They are not intended to be used as a basis for any legal or financial advice. Please consult your solicitor for more information.

