

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

500 NORTH MAIN STREET, MARISSA, IL 62257

BIDDING CLOSES: 5PM ~ WEDNESDAY, AUGUST 7, 2024

Adam's
Auction & Real Estate Services, Inc.
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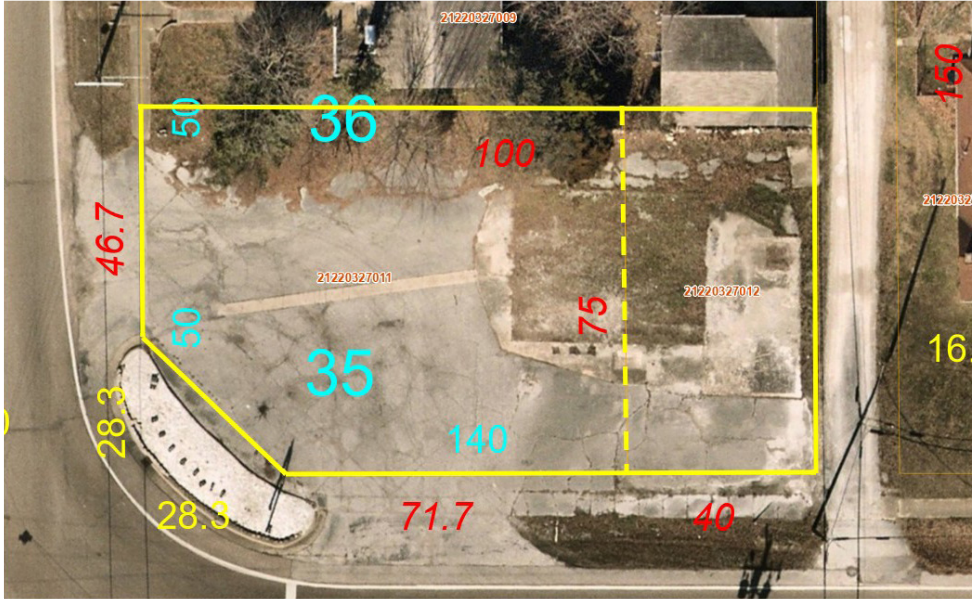
For Online Bidding Visit: AdamsAuctions.HiBid.com



2 PARCELS SELLING AS ONE!
0.23+/- AC LOT
ZONED B-1
COMMUNITY BUSINESS

Lines are approximate.

GENERAL INFORMATION & AUCTION TERMS



0.23+/- AC
TOTAL LOT SIZE

B-1 COMMUNITY BUSINESS
ZONING

\$327
TOTAL '23 TAXES

Do not miss these two commercial parcels on a highly trafficked corner lot selling as one in Marissa, IL! The property is zoned B-1 Community Business with a total combined lot size of approximately 0.23+/- acres and benefits from approximately 4,200+/- average daily traffic counts off of IL. Rte. 13. This mostly level lot is partially paved with three access points and an approximate road frontage of 215+/- feet on North Main Street and E Lyons Street. All public utilities are available onsite but will need to be installed by the new owner. Do not miss this great commercial opportunity!

PARCEL NUMBERS

P.I.N	Size	Amount
21-22.0-327-011	0.16± Ac.	\$267
21-22.0-327-012	0.78± Ac.	\$60

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



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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.