

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch

Mobile (618) 530-8751

For Online Bidding Visit:  
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Online Only Real Estate Auction  
531 Park Avenue, Belleville, IL 62220

**3BR/2BA HOME  
w/ FULL BASEMENT  
& DETACHED 2 CAR GARAGE!**



***Bidding Closes: 6PM  
Wed., July, 31, 2024***

***Property Viewing:***

***Sun., July, 28 ~ 2:30-4:30pm***

Additional Info on Back

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.

**County:** St. Clair ♦ **2023 Taxes:** \$2,470

**Exemptions:** Owner Occupied

**Parcel Number:** 08-27.0-201-024

**Zoning:** Single Family

**Total Lot Size:** 0.15± Ac

**Schools:** Belleville Dist. #118, Belleville East 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



# 531 Park Avenue Property Information

3BR/2BA ~ 1,710± Sq. Ft. ♦ Year Built: 1927 ♦ Heat: Forced Air ♦ Central Air  
Gas Water Heater ♦ Gas Furnace ♦ Water & Sewer: Public ♦ Basement: Full, Unfinished  
Electric: Circuit Breaker ♦ Roof: Shingle ♦ Gravel Driveway



Well maintained and practically move in ready 3BR/2BA home with a full, unfinished basement and detached two car garage in Belleville, IL! The main level features a large living room, dining room, two bedrooms, a full bathroom and a kitchen. The second level houses the home's third bedroom and has an additional bonus room that could be used as a fourth bedroom. The home has a full, unfinished basement with a half bath, washer and dryer hook-ups and ample storage space. The exterior features a well maintained, solid brick exterior, a large, fenced back yard and a paved patio. Located near parks, schools and just minutes from shopping and restaurants in downtown Belleville! Two parcels selling as one!





# Additional Photographs

