

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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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
Title is non-insurable and will transfer to Buyer via Quit Claim Deed

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!

