

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

6727 West Main Street, Belleville, IL 62223

BIDDING CLOSES: 5PM ~ TUESDAY, AUGUST 13, 2024

VIEWING: TUESDAY, AUGUST 6 ~ 12-1PM

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit: AdamsAuctions.HiBid.com

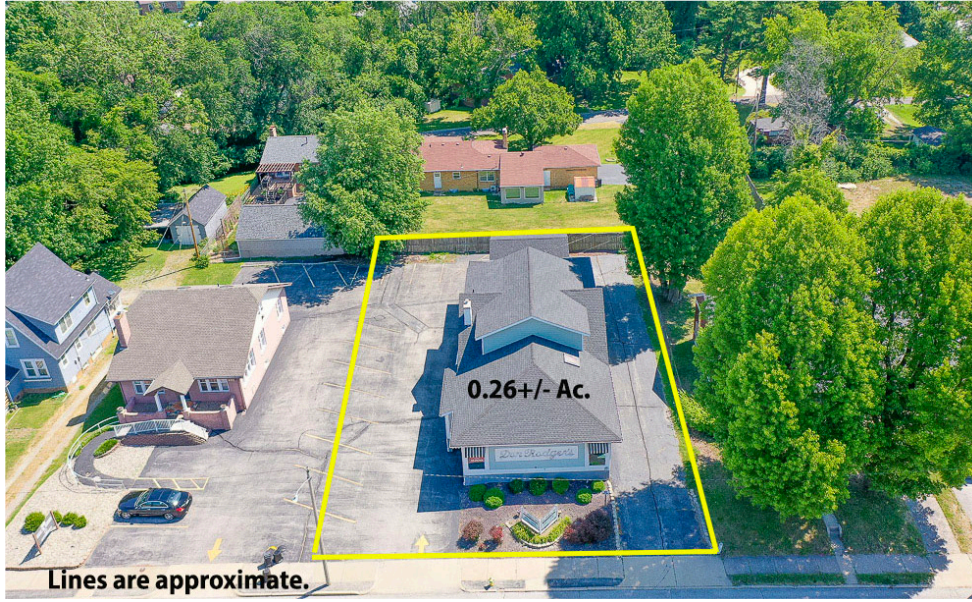


**POTENTIAL FILLED
4,701± SF MIXED-USE
COMMERCIAL BUILDING
w/ 1BR/1BA APT!**

0.26+/- Ac

Lines are approximate.

GENERAL INFORMATION & AUCTION TERMS



0.26± ACRES

TOTAL LOT SIZE

C-1 LIGHT COMMERCIAL

ZONING

4,034+/- SQ. FT.

TOTAL FINISHED SQ. FT.

\$6,130

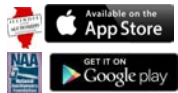
TOTAL '23 TAXES

Start a new business or expand a current operation with this practically move in ready 4,701+/- Sq. Ft. commercial space with an additional 1BR/1BA apartment in Belleville, IL! The building was formally known as Don Rogers Ltd. The main level features large showrooms, two dressing rooms, an office space with a half bathroom, and a sales counter. The lower level is partially finished and includes a storage room, utility room and half bathroom. The lower level also has separate interior and exterior access. The second level of the building features a one-bedroom apartment with a full bathroom, kitchen, and living room. The apartment also has separate exterior access. All utilities are shared between the apartment and main building with zoned HVAC. Recent updates to the property include a new roof installed in 2021, new railing on the main entrance installed in 2023 and a detached 2 car garage built in 2022. The property is zoned C-1 Light commercial and benefits from approximately 13,400+/- daily traffic counts on West Main Street!

PARCEL NUMBERS

P.I.N	Size	Amount
07-12.0-212-009	0.26± AC	\$6,130

Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days 10% 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.

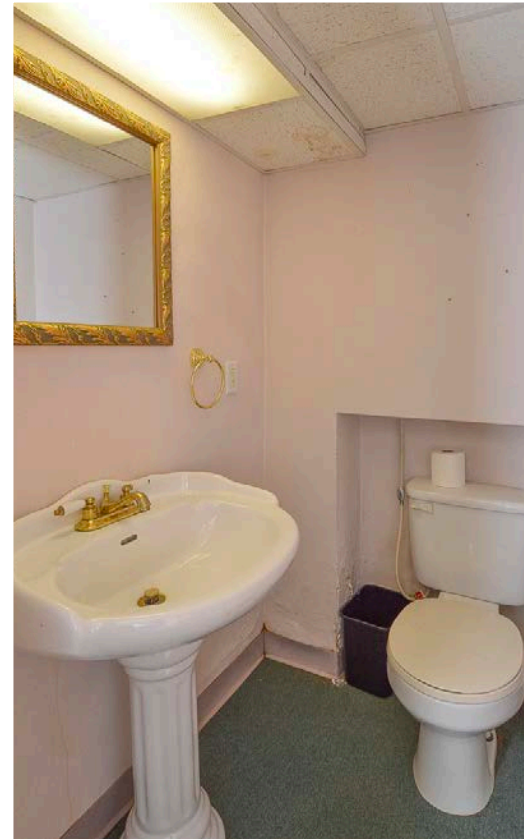
ADDITIONAL PROPERTY PHOTOS



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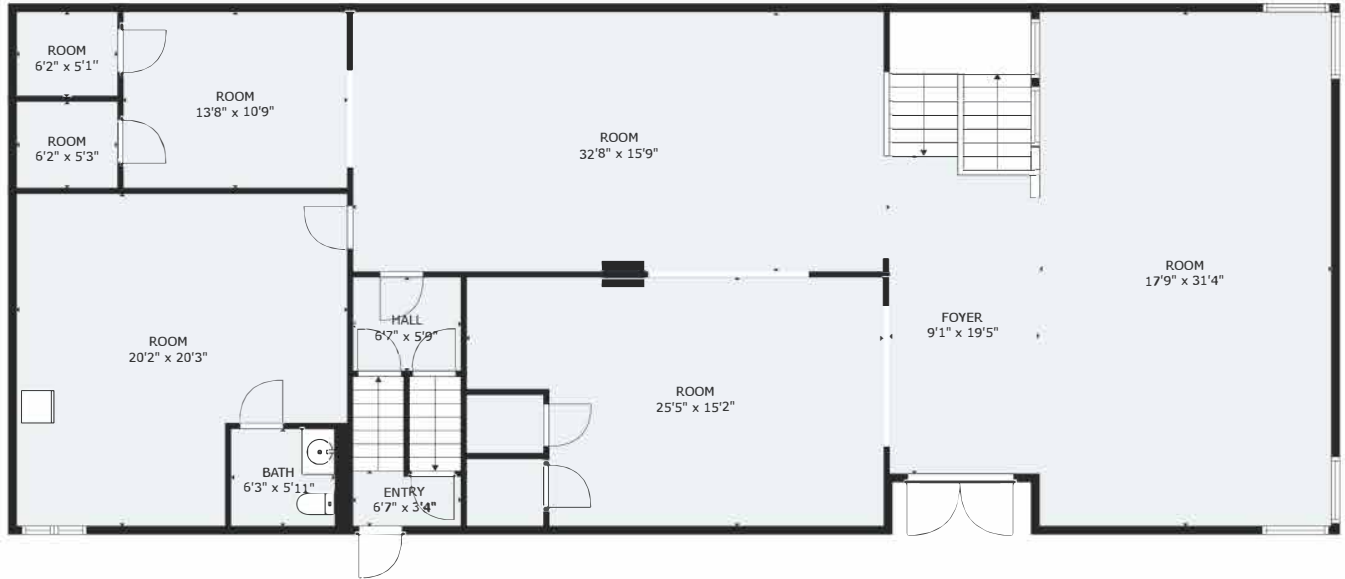


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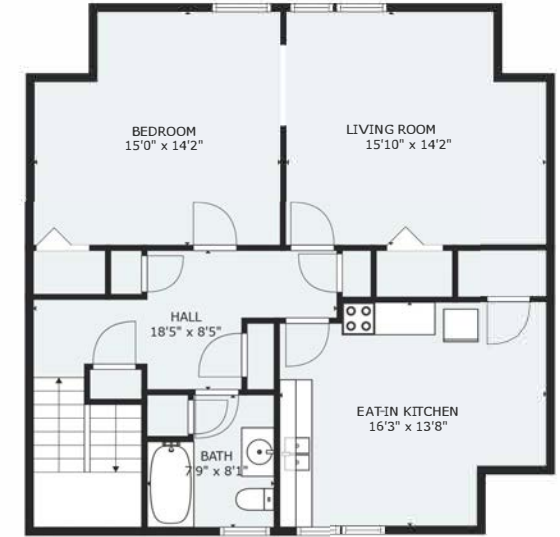


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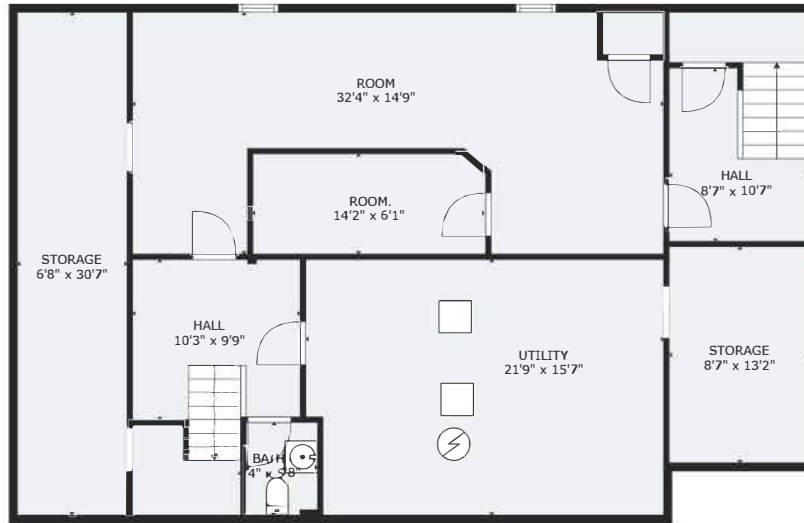




FLOOR 2



FLOOR 3



FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

