

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

611 North Hanover Street, Okawville, IL 62271

BIDDING CLOSES: 5:30PM ~ THURSDAY, AUGUST 29, 2024

VIEWING: THURSDAY, AUGUST 22 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



**TURN KEY 3,404± SF
COMMERCIAL BUILDING
FULL KITCHEN & BAR!
NEWER ROOF**

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



0.11± ACRES

TOTAL LOT SIZE

**CB-1 COMMUNITY
BUSINESS DISTRICT**

ZONING

3,404+/- SQ. FT.

TOTAL FINISHED SQ. FT.

\$3,498

TOTAL '22 TAXES

Start a new business or expand a current operation with this practically turnkey 3,404± Sq. Ft. commercial space in Okawville, IL! This building was most recently operating as a bar/restaurant and features a dining area, a full wet bar with refrigeration units, a walk-in cooler & freezer, a full commercial kitchen, a storage room, an office, and two restrooms. The building also features an exterior 28' x 14' covered patio providing for beer garden potential and/or additional seating. A few recent updates to the building include new dining room flooring installed in '15, a new roof installed in '17, and a new AC unit and furnace installed in '23. The building has public water and sewer, zoned HVAC system with 2-rooftop AC units and 2-Gas burning furnaces. This property is zoned CB-1 Community Business District and is located near established retailers and businesses in downtown Okawville!

PARCEL NUMBERS

P.I.N	Size	Amount
12-06-21-109-008	0.11± AC	\$3,498

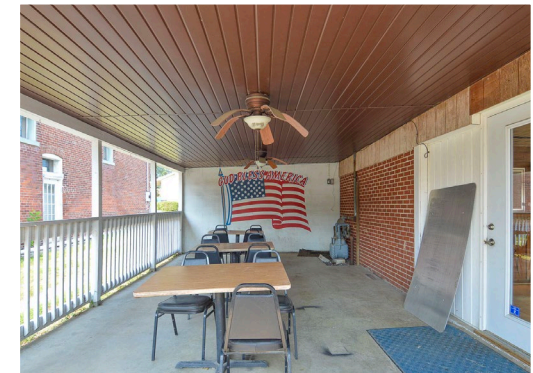
Terms: \$5,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

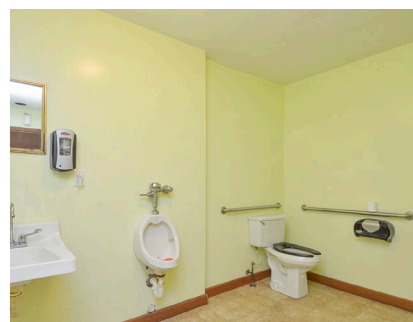
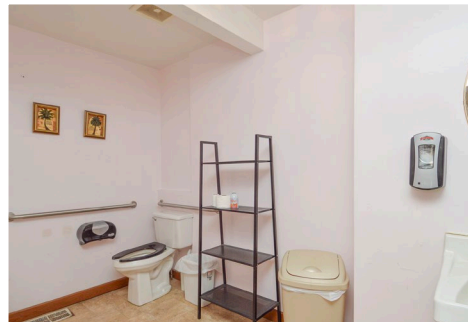
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



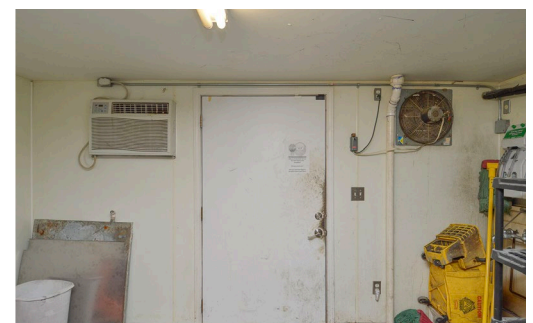
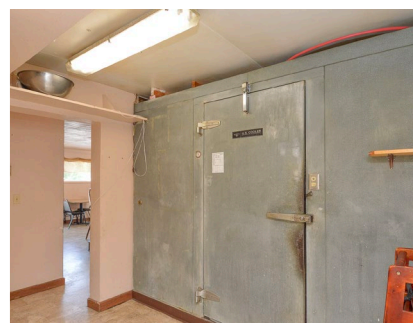
ADDITIONAL PROPERTY PHOTOS



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FLOOR 1

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

