

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**909 BROWN STREET, ALTON, IL 62002**

**BIDDING CLOSES: 6PM ~ THURSDAY, SEPTEMBER 5, 2024**

**VIEWING: THURSDAY, AUGUST 29 ~ 12-1PM**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**

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



**TURN KEY 2,670± SF  
COMMERCIAL BUILDING**  
**PAVED PARKING**  
**FULL BASEMENT**





# GENERAL INFORMATION & AUCTION TERMS



**0.11± ACRES**  
TOTAL LOT SIZE

**C1-NEIGHBORHOOD  
COMMERCIAL**  
ZONING

**CURRENTLY  
EXEMT**  
TOTAL '22 TAXES

**2,670+/- SQ. FT.**  
TOTAL FINISHED SQ. FT.

Do not miss this 2,670+/- square foot solid brick commercial building with paved front and side parking in Alton, IL! The building was formally being used as a church though it could be reconfigured to meet office space or retail space needs. The main level features a large opens space, two half bathrooms, and a stage area. The lower level features finished open space allowing for a multitude of uses, a kitchenette area, three additional private areas, and a storage space. The building has central heating and cooling as well as public water and sewer. This great property is conveniently located minutes from Historic Downtown Alton! **TAX AMOUNT WILL BE REASSESSED WITH NEW OWNER.**

## PARCEL NUMBERS

P.I.N	Size	Amount
23-2-07-12-19-405-003	0.11± AC	\$0.00

Terms: \$5,000 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

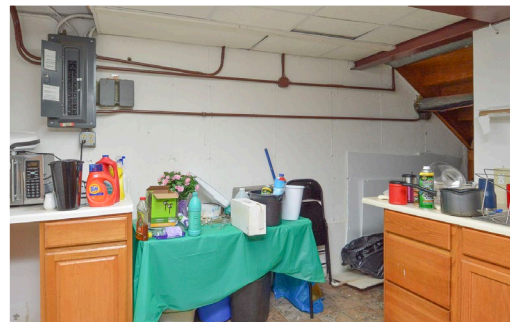
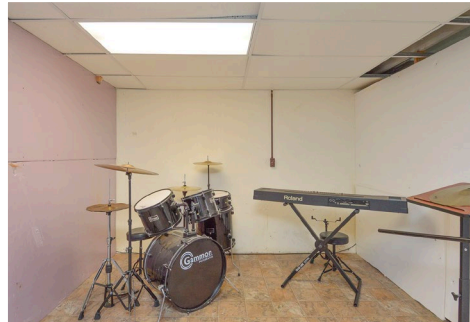
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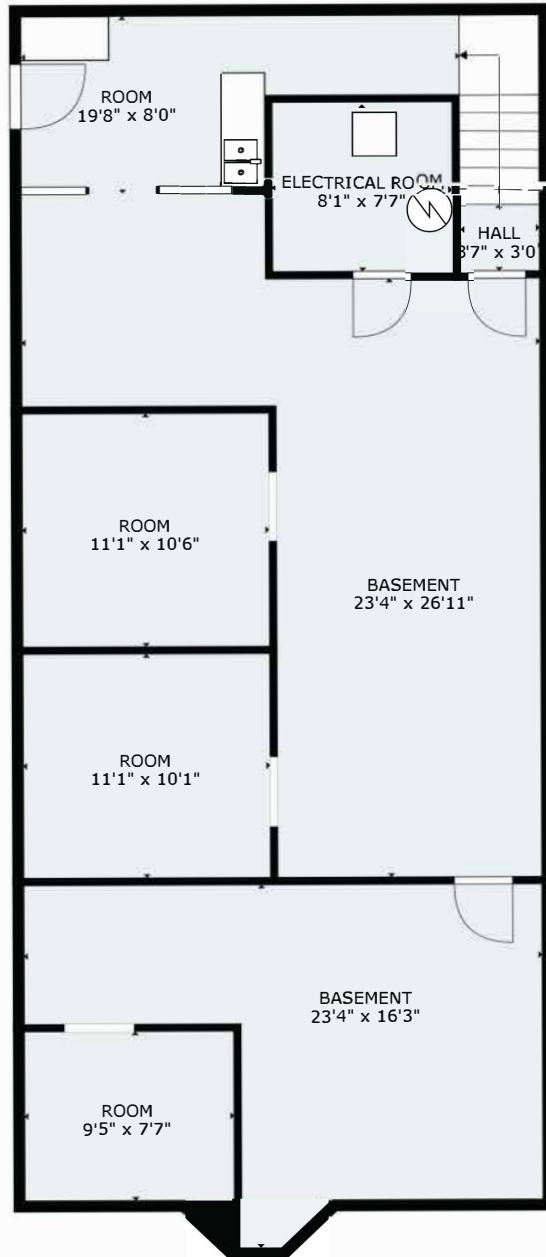
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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



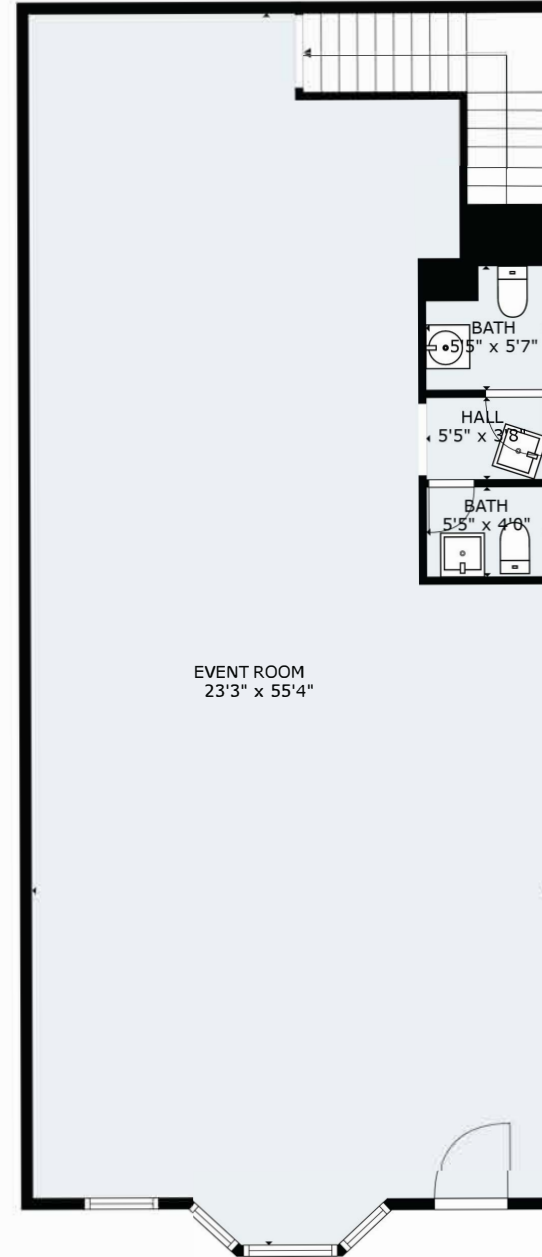


# ADDITIONAL PROPERTY PHOTOS





FLOOR 1



FLOOR 2

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

