

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

2511 Eastview Drive, Belleville, IL 62221

Adam's
Auction & Real Estate Services, Inc.

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 5PM ~ THURSDAY, OCTOBER 24, 2024
VIEWING: THURSDAY, OCTOBER 17 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

**TURN KEY 4,659± SF
COMMERCIAL BUILDING**
FORMER DAY CARE
0.48+/- ACRES



Shonda's Precious Palace
ACADEMY
Where our loving hands connect

GENERAL INFORMATION & AUCTION TERMS



0.48± ACRES

TOTAL LOT SIZE

C1-LIGHT COMMERCIAL

ZONING

4,659+/- SQ. FT.

TOTAL FINISHED SQ. FT.

\$10,723

TOTAL '23 TAXES

Turn-key 4,659+/- SF commercial building conveniently located in the heart of Belleville, IL! The building was previously used as a day care center and features a front office, a kitchen and locker room area, five bathrooms, a utility room with wash and dryer hook-ups and open areas that were used as classrooms. In addition, the building has a well-maintained solid brick exterior and five emergency exits. The property has a fully fenced playground, a front paved parking lot with 16 parking spaces and sits on a large 0.48+/- acre lot. Located off West Boulevard with approximately 11,600+/- average daily traffic counts near established businesses, schools and residential neighborhoods!

PARCEL NUMBERS

| P.I.N | Size | Amount |
|-----------------|----------|----------|
| 08-14.0-401-034 | 0.48± AC | \$10,723 |

Terms: \$10,000 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

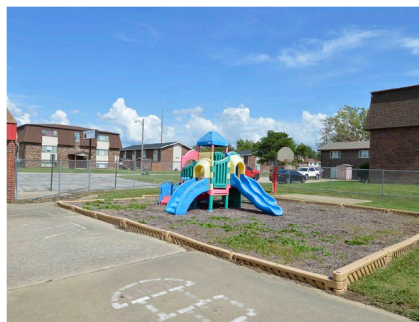
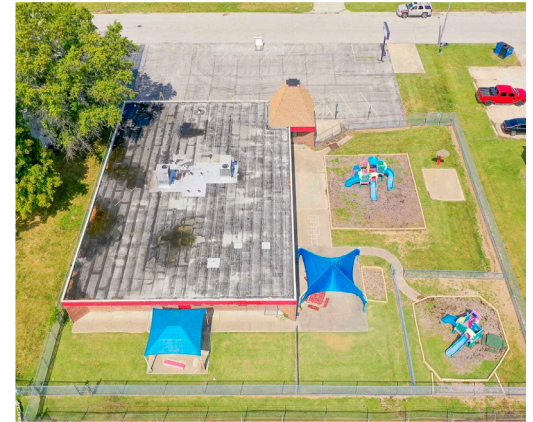
Any announcement made day of sale takes precedence over any printed material

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

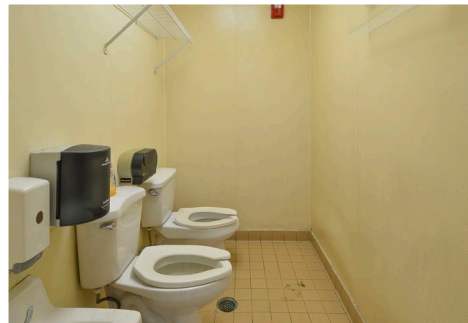
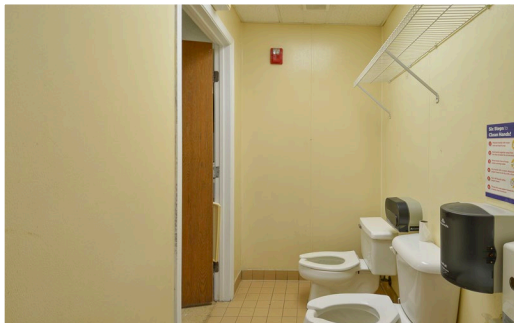
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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



ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS

