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3BR/2BA HOME

1.15 ACRES

**COMMERCIAL
POTENTIAL**

Online Only Real Estate Auction

100 W McAllister Street, Lebanon, IL 62254



Bidding Closes: 5PM
Thursday, November 7, 2024

Viewing: 12-2PM
Sunday, November 3, 2024

County: St. Clair ♦ **2023 Taxes:** \$4,651
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 05-30.0-100-007
Zoning: I-1, Industrial, Lebanon
Total Lot Size: 1.15± Ac
Schools: LebanonDist. #9 & Lebanon HS

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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.

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

100 W McAllister Street Property Information

3BR/2BA ~ 1,497± Total Finished Sq. Ft. ♦ Year Built: 1934 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Gas Water Heater ♦ Electric: Fuses ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle ♦ Basement: Full, Unfinished
2 Car Attached Garage ♦ 1 Car Detached Garage



This property offers COMMERCIAL POTENTIAL with I-1, Industrial zoning within the City of Lebanon, IL. Currently a 3BR/2BA brick ranch home with an attached 2-car garage and separate 1-car garage, as well as an additional building with store front potential sits on 1.15+/- acres at the intersection if S. Madison St (IL Rte. 4) and McAllister Street. The property is situated across from ACE Hardware, Casey's, near Christ Asphalt and C & K Heating & Cooling! The main level of the home features a large living room with wood-burning fireplace, a dining room, a kitchen, 3 BR's including a primary suite with a private half bath, and the remaining full bath. The partial, unfinished basement offers the washer & dryer hook-ups and ample storage space. The additional building is in various stages of disrepair and the utilities will need to be reconnected and the interior will need to be refinished before being used.



Additional Property Photographs



