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Adam's
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Online Only Real Estate Auction
2706 Iowa Street, Granite City, IL 62040

2BR/1BA HOME
W/ FULL BASEMENT
.11± ACRE LOT



Bidding Closes: 5:30PM
Tuesday, November 13, 2024

Viewing: 2:30-4:30PM
Sunday, November 10, 2024

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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.

County: Madison ♦ 2023 Taxes: \$1,695
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 22-2-20-17-09-104-013
Zoning: Single Family
Total Lot Size: 0.11± Ac
Schools: Granite City CU #9 & Granite City HS

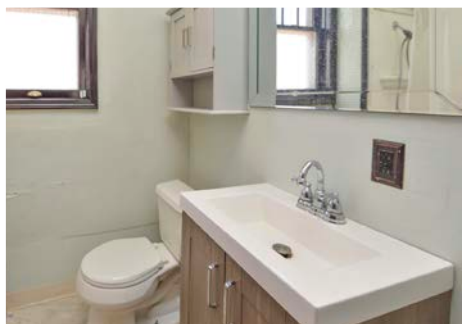
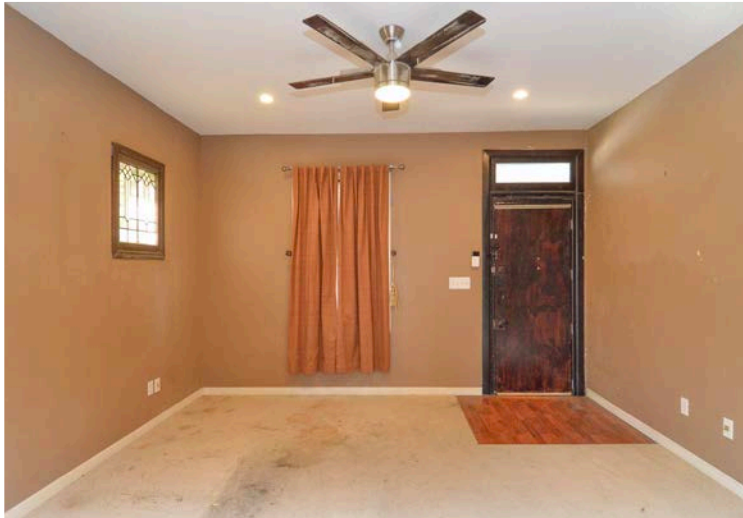
Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

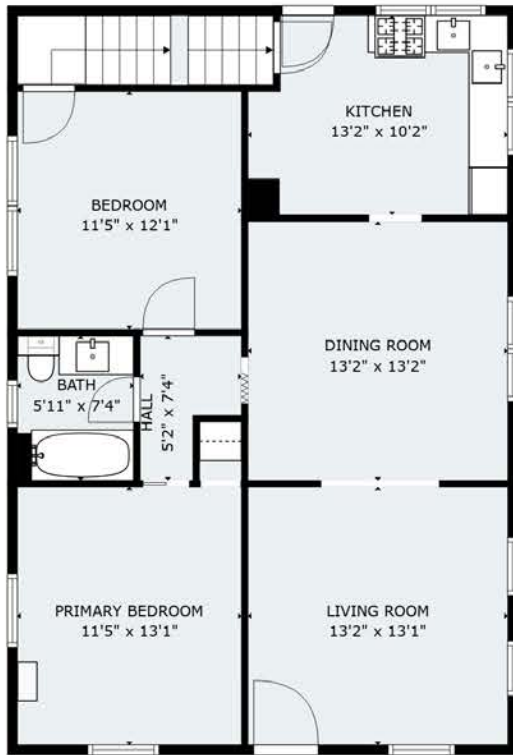
2706 Iowa Street Property Information

2BR/1BA ~ 1,443± Sq. Ft. ♦ Year Built: 1935 ♦ Forced Air Heating ♦ Central Air ♦ Water & Sewer: Public
Roof: Shingle ♦ Basement: Full, Unfinished, Walk-Up ♦ Gas Furnace ♦ Gas Water Heater ♦ Electric: Circuit Breaker

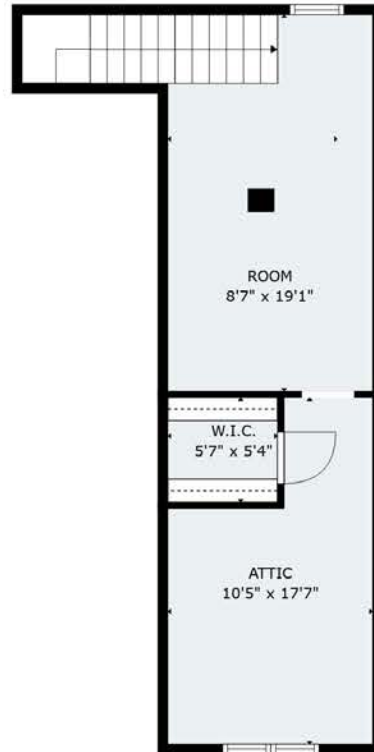


Potential filled 2BR/1BA home with a full, unfinished basement in Granite City, IL! The main level of the home features a living room with stained glass windows that opens to the formal dining room and kitchen, complete with gas-burning stove. The primary bedroom, a full bathroom, and a bonus room that could be used as a third bedroom. The second level houses the home's second BR and has additional multi-purpose space. The home has a full, unfinished basement with washer and dryer and a large amount of storage space. Situated on a 0.11± acre lot and located minutes from schools, shopping and downtown St. Louis, MO.

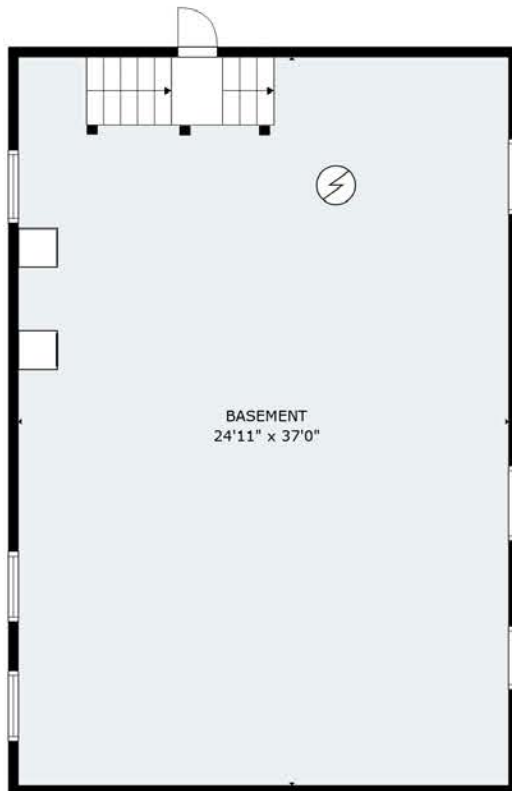




FLOOR 2



FLOOR 3



FLOOR 1

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