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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

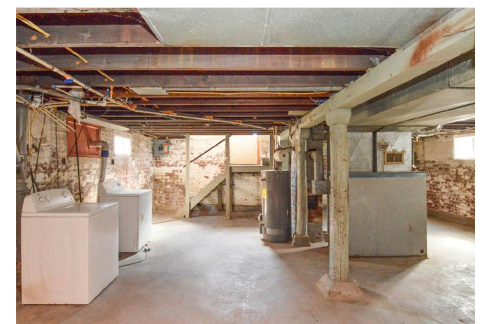
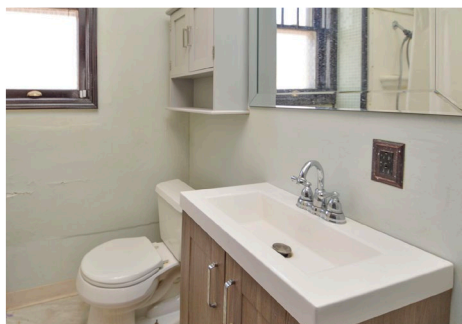
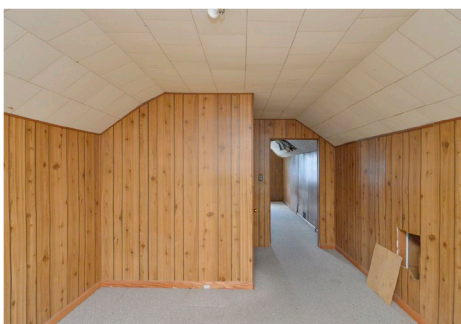
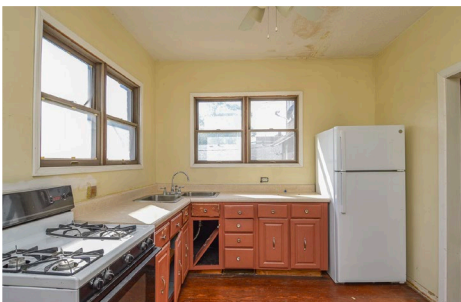
Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 Minimum  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material

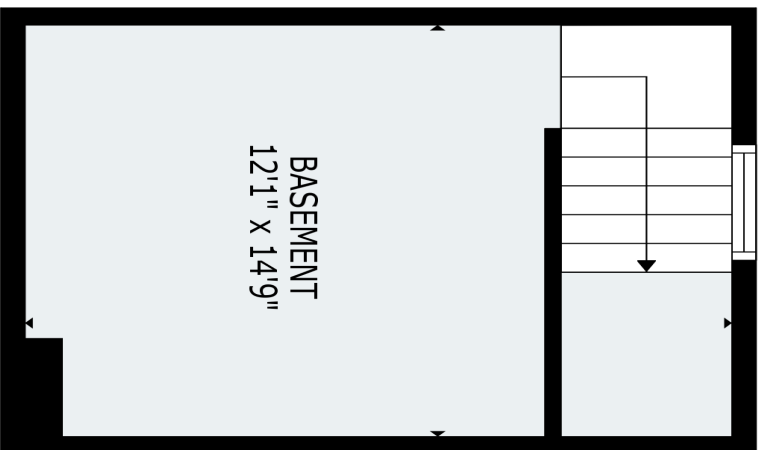
# 2706 Iowa Street Property Information

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

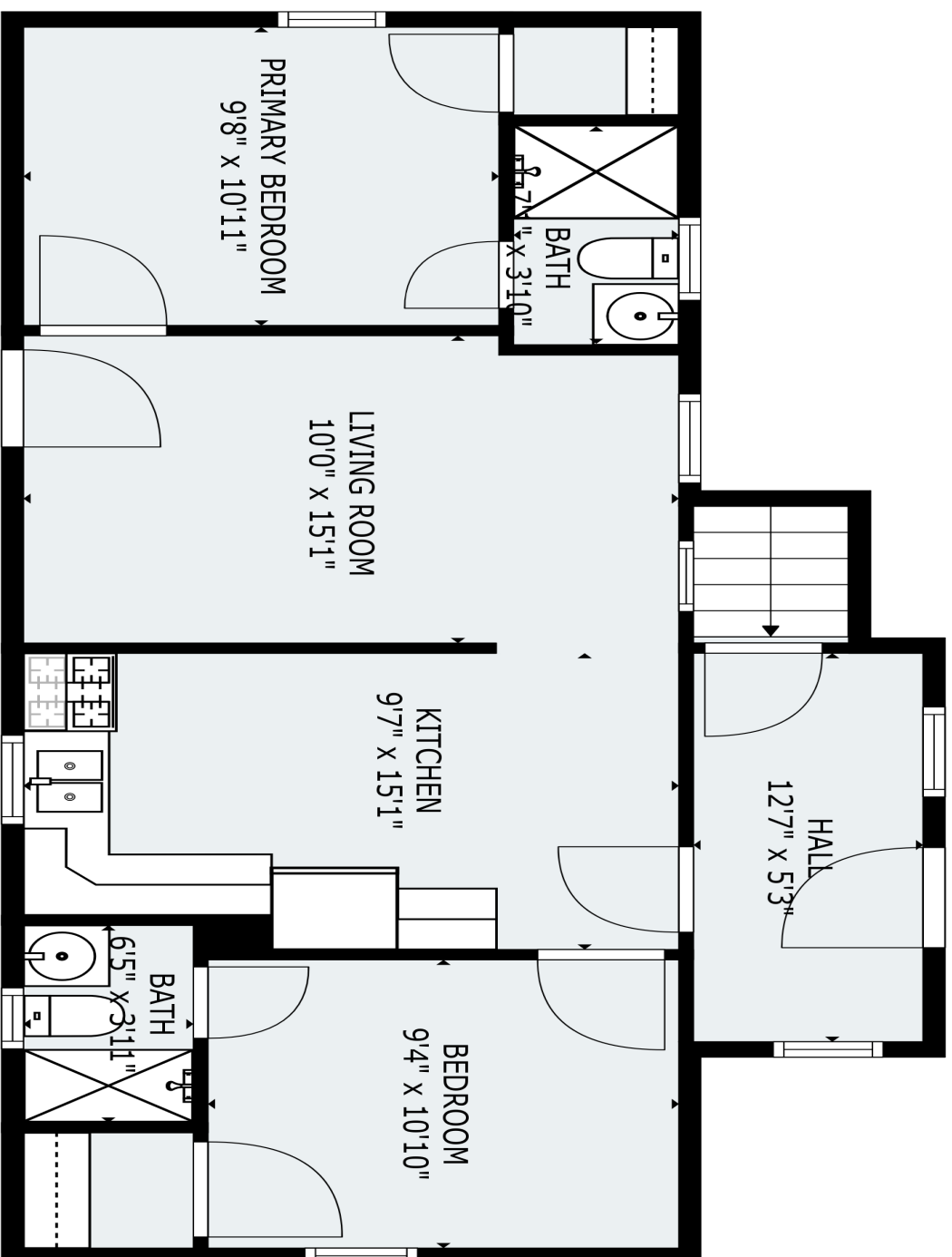


Potential filled 2BR/1BA home with a full, unfinished basement in Granite City, IL! The main level of the home features a living room with stained glass windows that opens to the formal dining room and kitchen, complete with gas-burning stove. The primary bedroom, a full bathroom, and a bonus room that 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 1



FLOOR 2