

Professional Real Estate Auctions By:

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**3BR/2BA HOME**

**1.15 ACRES**

**COMMERCIAL  
POTENTIAL**

# Online Only Real Estate Auction

37 N 32nd Street, Belleville, IL 62226



*Bidding Closes: 5PM*  
*Wednesday, November 6, 2024*

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

**County:** St. Clair ♦ **2023 Taxes:** \$2,546  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 08-17.0-325-009  
**Zoning:** Single Family  
**Total Lot Size:** 0.14± Ac  
**Schools:** Belleville Dist. #118 & BTHS West

Terms: \$5,000 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

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Notified of ALL of our Upcoming Auctions



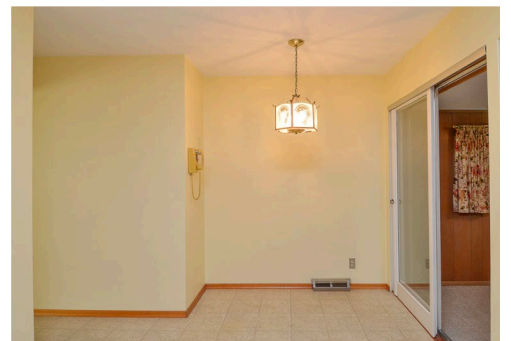
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

# 37 North 32nd Street Property Information

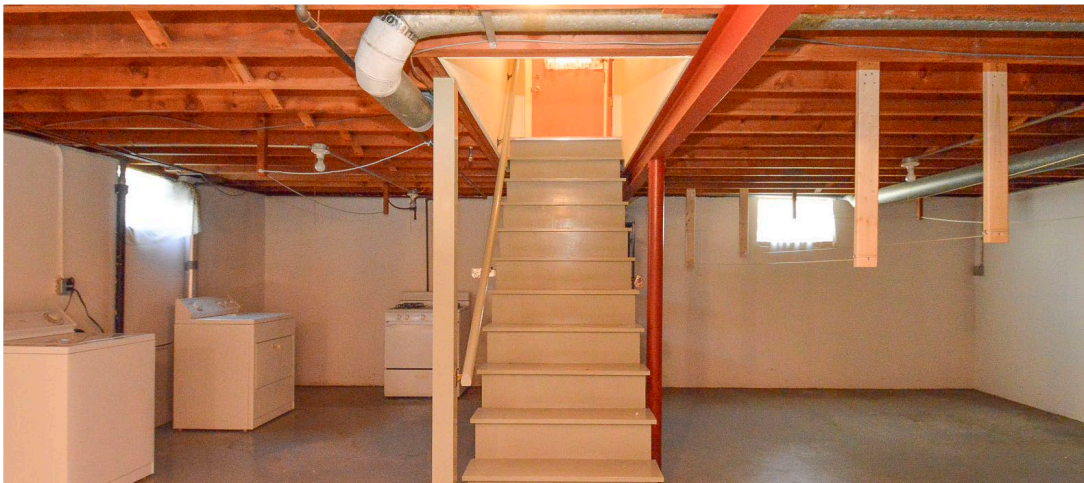
2BR/1BA ~ 1,175± Total Finished Sq. Ft. ♦ Year Built: 1965 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace  
Gas Water Heater Water & Sewer: Public ♦ Roof: Shingle ♦ Electric: Circuit Breaker ♦ Basement: Full, Unfinished  
1 Car Detached Garage

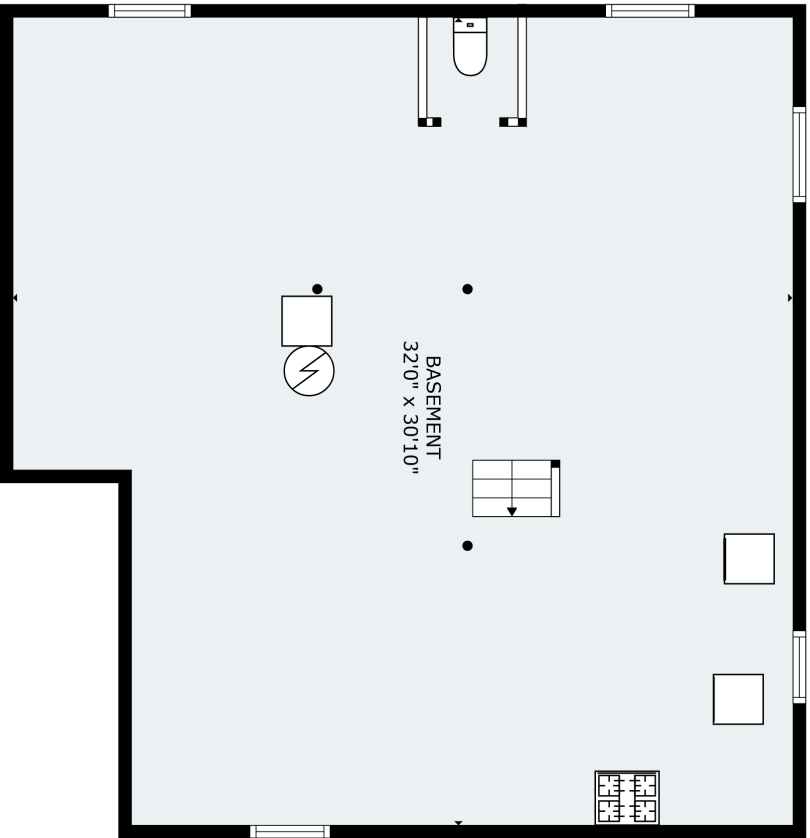


Do not miss this immaculately maintained and practically move in ready, 2BR/1BA brick home with a detached full, though unfinished basement and detached 1-car garage in Belleville, IL! You're welcomed into a spacious living room with lots of natural lighting through two large windows, a kitchen with ample cabinet and counter-top space and a gas cook-top stove, and dining area. A sitting room, two bedrooms, both with hard wood flooring and a full bath finish off the square footage of the main level. The lower level could be finished to add additional living space already has a quarter bathroom installed and houses the washer & dryer hook-ups. The home is situated on a partially fenced 0.14+/- acre lot and is located within a mature neighborhood just minutes from the Public Square! This home is a must see!

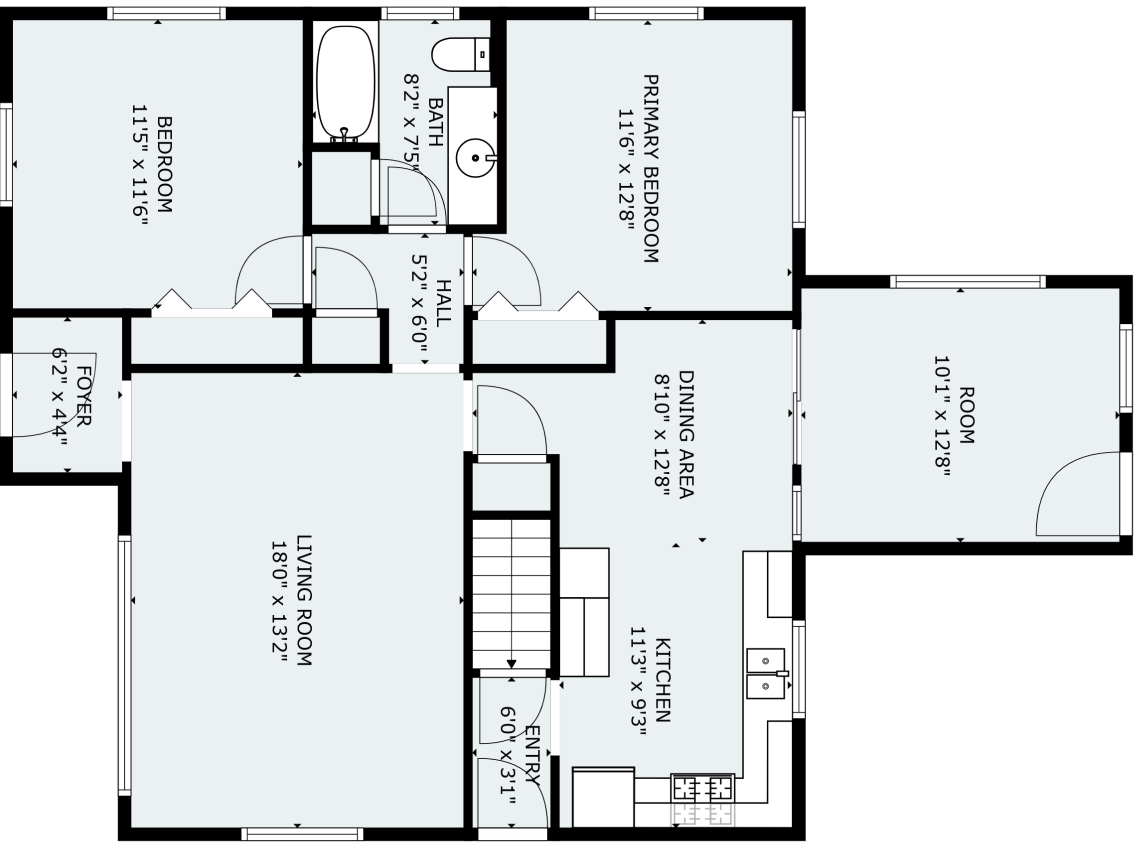


# *Additional Property Photographs*





FLOOR 1



FLOOR 2

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

