

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

10 GROVE AVENUE, BELLEVILLE, IL 62221

VIEWING: SUNDAY, DECEMBER 15TH ~ 12-2PM

BIDDING CLOSES: 5PM ~ THURSDAY, DECEMBER 19, 2024

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.

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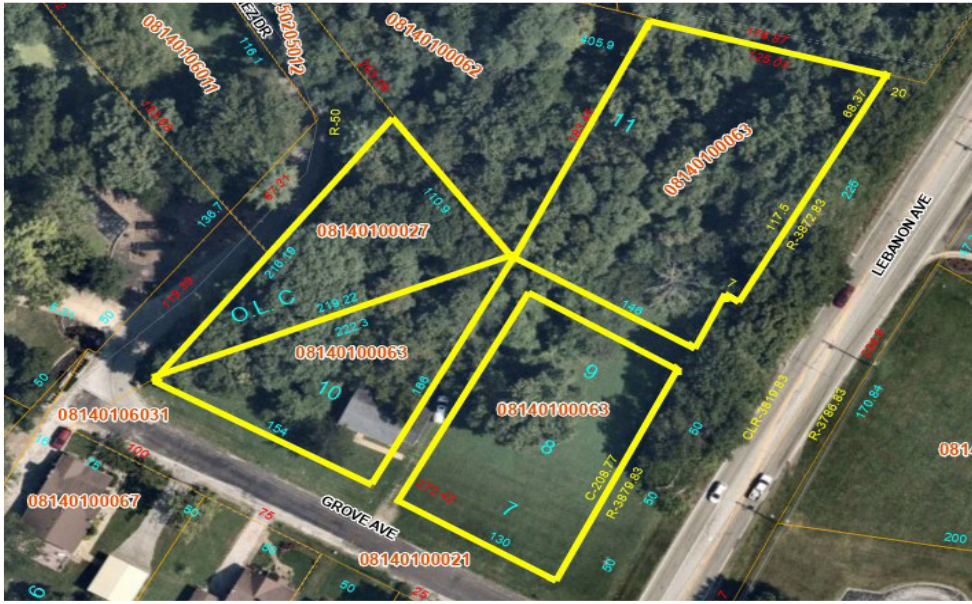
1.4+/- AC. CORNER LOT  
ZONED C-2  
HEAVY COMMERCIAL  
W/ OUTBUILDING

1.4+/- Ac

Lines are approximate.



# GENERAL INFORMATION & AUCTION TERMS



**1.4+/- AC**  
TOTAL LOT SIZE

**C-2 HEAVY COMMERCIAL**  
ZONING

**\$3,047**  
TOTAL '23 TAXES

Calling all investors and developers! Do not miss this 1.4+/- acre commercial corner lot in Belleville, IL! The property is located directly off Lebanon avenue with 450+/- feet of frontage and benefits from approximately 12,400 average daily traffic counts. The property is zoned C-2, Heavy Commercial District and lies within the City of Belleville Zoning Jurisdiction. Any other use not permitted within the current zoning would need to be approved by the City of Belleville. Public utilities are available onsite and would need to be installed by the new owner. In addition, the property benefits from an annual income of \$500.00 for rented billboard space and includes a storage building that was once used as a residential home. Located near established national and local retailers and schools with all Metro East major thoroughfares easily accessible!

## PARCEL NUMBERS

P.I.N	Size	Amount
08-14.0-100-063	1.16± Ac.	\$2,993
08-14.0-100-027	0.27± Ac.	\$54

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



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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.