

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

1307 North Illinois Street, Swansea, IL 62226

**FRONT OFFICE
W/ WORKSHOP
0.12+/- ACRES**



Bidding Closes: 6:30PM
Thursday, December 12, 2024

Viewing: 12-1PM
Thursday, December 5, 2024

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ 2023 Taxes: \$2,637

Exemptions: None

Parcel Number: 08-21.0-204-008

Zoning: Planned Business

Total Lot Size: 0.12± Ac

Schools: Belleville Dist. #118 & Belleville East 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



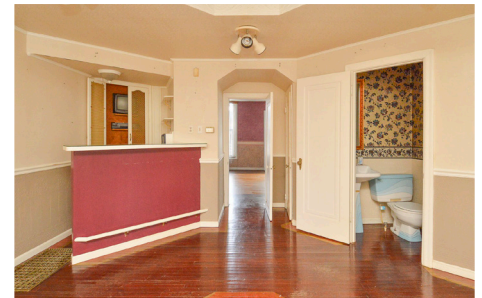
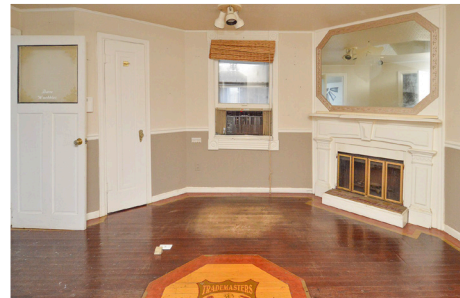
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

1307 North Illinois Street Property Information

1,474± Total Finished SF. ♦ 36' x 26' Workshop ♦ Year Built: 1953 ♦ Forced Air Heating (None) ♦ Central Air (None) ♦ Electric: Breaker Box
Water & Sewer: Public ♦ Roof: Shingle (New in 2024) ♦ Asphalt Driveway ♦ Basement: Partial, Unfinished/Crawl Space



Do not miss your opportunity to bid on and own this potential filled commercial lot featuring a front office building and rear workshop directly off IL-159 in Swansea, IL! The front office features a front reception room, back-office space with a half bath, back room with utility sink, a full bathroom and ample storage space on the second level. Utilities are not connected and will need to be re-connected by the new owner. The back workshop is complete with a manual garage door, built in shelving and a custom-built spray booth. The property lies within the Village of Swansea Zoning Jurisdiction and is zoned PB-Planned Business. Any other use not permitted within the zoning regulations would need to be approved by the village of Swansea. The front office building has had foundation damage and is currently condemned by the Village of Swansea. The building would need to be brought up to code and pass inspections before being occupied. The property is located directly off IL-159 with an average daily traffic count of approximately 14,700 vehicles and is situated on a 0.12+/- acre lot near other local and nationally established businesses.



Additional Property Photographs

