

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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**2BR/1BA DUPLEX**

**2 - 870+/- SQ. FT. UNITS**

**0.21+/- AC LOT**

# Online Only Real Estate Auction

200 & 202 Gettysburg Road, Belleville, IL 62226



***Bidding Closes: 6PM***  
***Thursday, December 19, 2024***

***Viewing: 12-2PM***  
***Sunday, December 15, 2024***

**County:** St. Clair ♦ **2023 Taxes:** \$4,070

**Exemptions:** None

**Parcel Numbers:** 08-08.0-102-014

**Zoning:** Single Family

**Total Lot Size:** 0.21± Ac

**Schools:** Belleville Dist. #118 & Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate Balance Due in 30 Days ♦ 6% Buyers Premium

Final bid is Subject to Owner/Seller Approval. LIC# 444.000169

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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.

# 200 & 202 Gettysburg Road Property Information

(2) 2BR/1BA Units ~ 1,710± Total Finished Sq. Ft. ♦ Year Built: 1966 ♦ Forced Air Heating ♦ Central Air Conditioning  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space  
Electric: Fuses ♦ Concrete Driveway ♦ (1) 2-Car Carport



Don't miss your opportunity to add to your existing portfolio of rental properties with this potential filled 1,710+/- SF duplex in Belleville, IL! The building consists of two units with each unit having 2 bedrooms and 1 bath, an eat-in kitchen, laundry/utility room and a living room. Each unit has approximately 870+/- SF of livable space. The home has a well-maintained brick exterior, concrete driveway and a shared two car carport. In addition, unit 202 has recently been painted, had new carpeting installed and is vacant. Unit 200 has a current tenant who is paying \$750.00 a month in rent as well as all utilities and would like to stay on with the new owner. Located near schools as well as all major Metro East thoroughfares and amenities.

