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Online Only Real Estate Auction

650 Sherman Street, Belleville, IL 62221

8,400+/- SF BUILDING

ZONED C-2 & R-1

**8 PARCELS
SELLING AS 1**



Bidding Closes: 6PM
Thursday, January 30, 2025

Viewing: 12-1PM
Thursday, January 23, 2025

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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: St. Clair ♦ 2023 Taxes: \$7,876

Exemptions: None

Parcel Numbers: 08-14.0-306-001, 08-14.0-306-002
08-14.0-306-003, 08-14.0-306-004
08-14.0-306-005, 08-14.0-306-006
08-14.0-306-007, 08-14.0-306-008

Zoning: Commercial/Single Family

Total Lot Size: 0.60± Ac

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

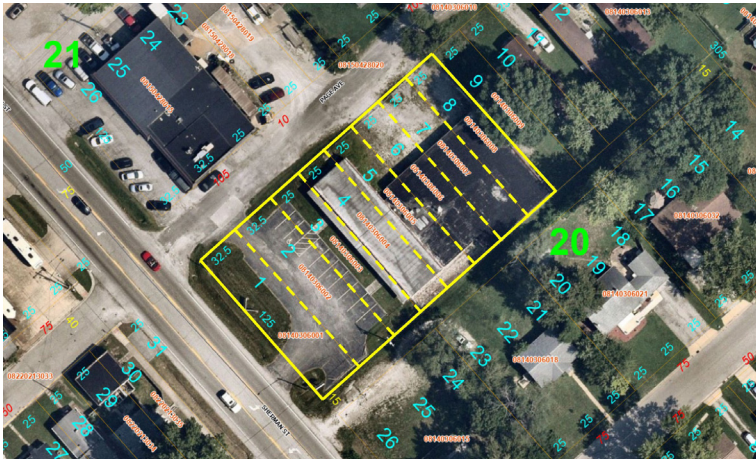
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

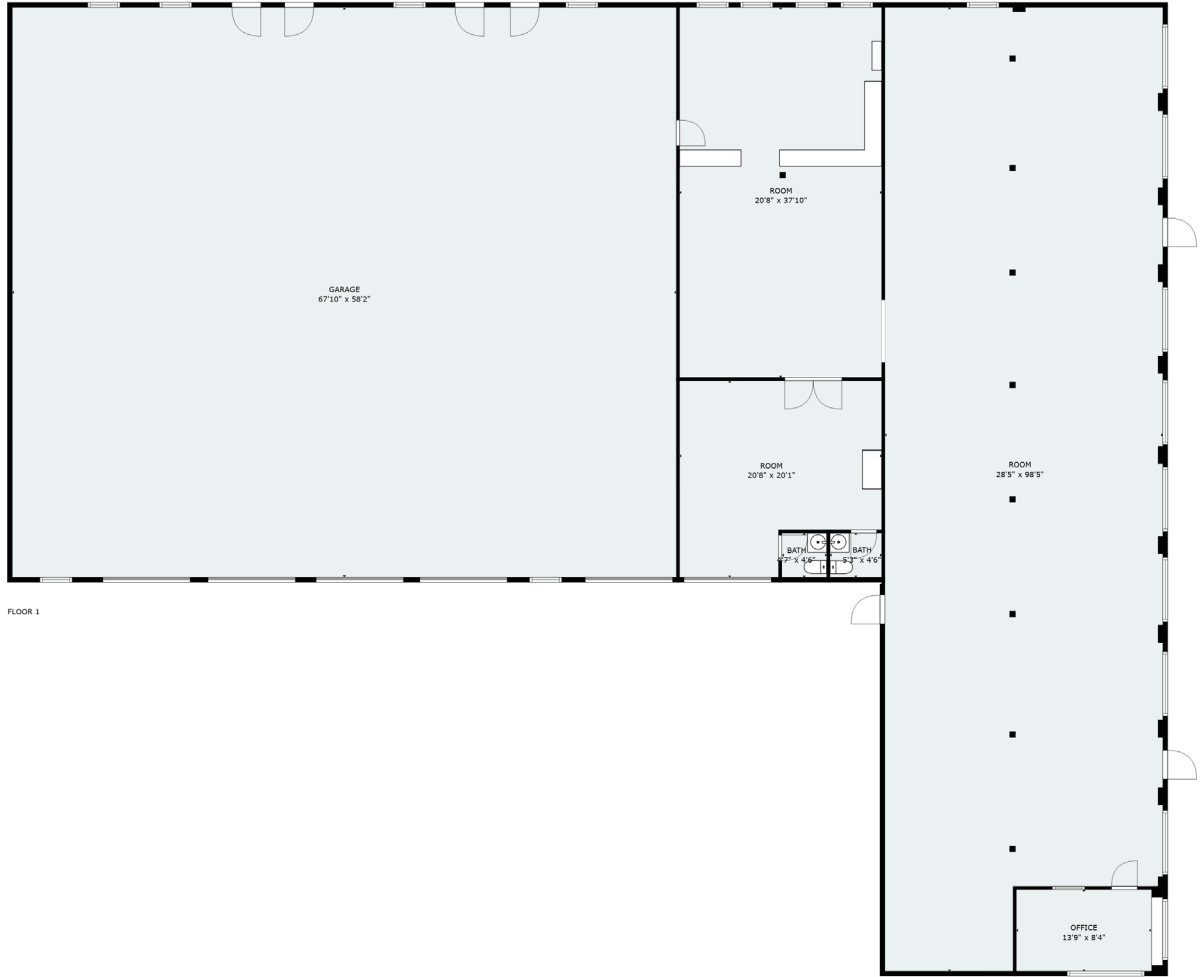
650 Sherman Street Property Information

8,400± Total Sq. Ft. ♦ Year Built: 1959 ♦ Forced Air Heating ♦ Electric: Breaker Box
Central Air ♦ Gas Furnace ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Flat ♦ Fenced, Gravel Parking Lot
Paved Asphalt Parking Lot, 10 Parking Spaces ♦ Basement: None, Slab ♦ 60' x 70' Attached Garage



Start or expand a current operation with this 8,400+/- Sq. Ft. commercial property on a spacious 0.60+/- acre lot in Belleville, IL! The property was formerly used as an automotive shop and includes a 30' x 100' showroom with an 8' x 14' office space, a 38' x 20' service area and a 20' x 20' loading dock with two half bathrooms adjacent to the loading door. In addition, there is also a 60' x 70' attached 5 bay door garage with a paved concrete floor. The property consists of 8 parcels selling as one with parcels 1-6 zoned C-2 Heavy Commercial and parcels 7-8 zoned R-1 Single family. Located directly off IL. 161 with an average traffic count of 12,300 vehicles daily and near other local established businesses as well as national retail chains!





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

