

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

1423 West Main Street, Belleville, IL 62220

VIEWING: WEDNESDAY, JANUARY 29TH ~ 12-1PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, FEBRUARY 5TH, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
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4,088+/- SF. BUILDING
ZONED C-1
LIGHT COMMERCIAL
RESIDENTIAL POTENTIAL
ON UPPER LEVEL



GENERAL INFORMATION & AUCTION TERMS



0.16+/- AC
TOTAL LOT SIZE

C-1 Light Commercial
ZONING

\$3,930
TOTAL '23TAXES

Calling all investors! Unique opportunity to bid on and own this 4,088+/- Sq. Ft. commercial building with residential rental potential in Belleville, IL! The property is zoned C-1 Light Commercial and lies within the City of Belleville Zoning Jurisdiction. Any other use not permitted within the zoning regulations would need to be approved by the City of Belleville. The building offers a main level commercial space with the possibilities of residential or rental units on the second floor. The property has all public utilities available but are currently off and will need to be re activated by the new owner. In addition, the building is in various stages of disrepair and will need to be repaired/updated by the new owner to obtain occupancy. The building was built in 1862, has approximately 69+/- Feet of frontage directly off West Main Street and is located just minutes from the Belleville public square!

PARCEL NUMBERS

P.I.N	Size	Amount
08-21.0-324-007	0.16± Ac.	\$3,930

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 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



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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.