

Professional Real Estate Auctions By:
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Online Only Real Estate Auction

3301 Vernier Avenue, Belleville, IL 62226

6 UNIT APT. BUILDING
FULLY RENTED
w/ RECENT UPDATES



Bidding Closes: 5PM
Wednesday, February 19, 2025

Viewing: 2:30-4:30PM
Sunday, February 16, 2025

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



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:** \$7,441

Exemptions: None

Parcel Numbers: 08-17.0-405-033

Zoning: Single Family

Total Lot Size: 0.17± Ac

Schools: Belleville Dist. #118 & Belleville West HS

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

3301 Vernier Avenue Property Information

(2) 1BR/1BA Units & (4) 2BR/1BA Units ~ 5,400± Total Finished Sq. Ft. ♦ Year Built: 1946

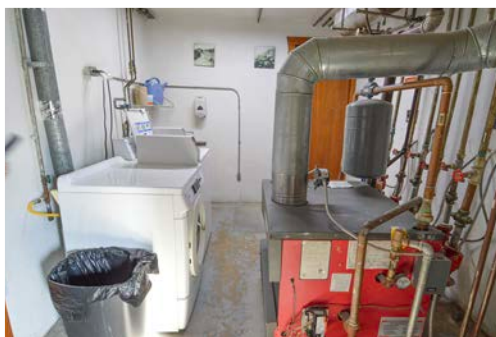
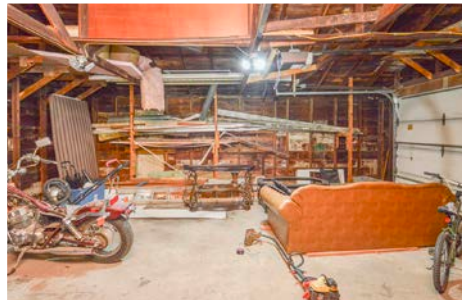
Radiant Baseboard Heating ♦ Gas Boiler ♦ Gas Water Heater (New in 2020) ♦ Water & Sewer: Public ♦ Roof: Flat (New in 2020)

Basement: None, Slab ♦ 46' x 20' Covered Carport ♦ Detached 2 Car Garage

7 Seperate Electric Meters ♦ Central Air: None Window Units (6) ♦ Shared Coin Washer (1) & Dryer (1)



Attention all real estate investors! Fully rented six-unit apartment building with detached two car garage and additional tenant covered parking in Belleville, IL! The main level features two 1BR/1BA units each paying \$500 each in monthly rent. The second and third floors of the building each feature two 2BR/1BA units paying \$550 each in monthly rent. The building has seven separate electric meters with all tenants paying their own electric bills. The building has a shared hot water heater and boiler system with the owner currently paying for water, heat, sewer, trash and electric for only the hallways and exterior lighting. All tenants are on a month-to-month lease and would like to stay on with the new owner. Recent updates include a new roof installed and complete tuckpointing of the building in 2020; Hot water heater installed in 2020; New awnings and a deck installed in 2022. Average monthly owner expenses for the building include electric \$350, water and sewer \$450, trash \$219, and building insurance \$540.



Additional Property Photographs

