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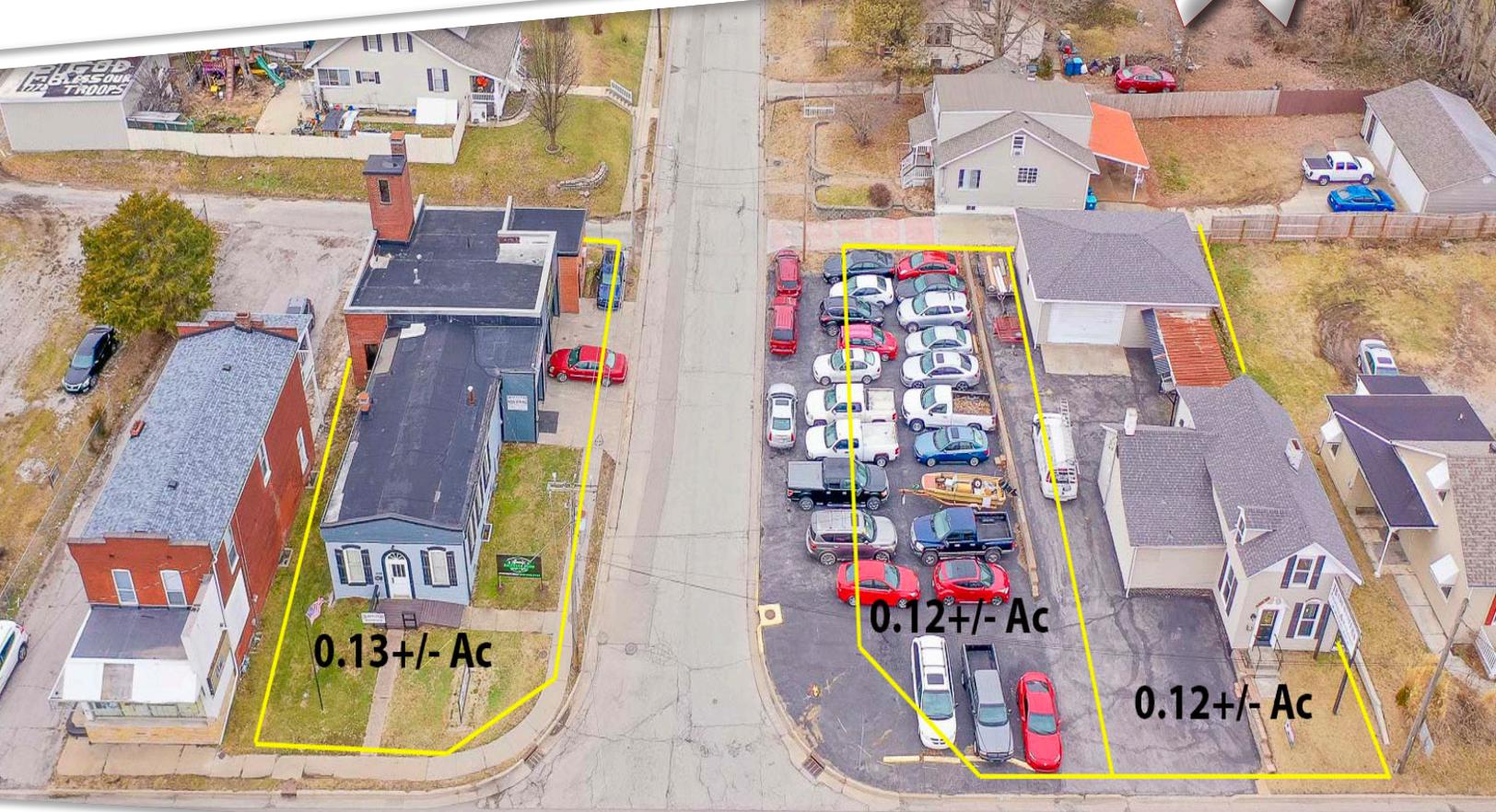
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3 PARCELS
ZONED PB
PLANNED BUSINESS
0.37± ACRES

Online Only Real Estate Auction

1209 & 1307 North Illinois Street, Swansea, IL 62226



Bidding Closes: 6PM

Thursday, April 3, 2025

Viewing: 12-1PM

Thursday, March 27, 2025

County: St. Clair ♦ 2023 Taxes: \$7,058

Exemptions: None

Parcel Numbers: 08-21.0-204-008, 08-21.0-204-009

08-21.0-209-010

Zoning: Planned Business

Total Lot Size: 0.37± Ac

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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



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: 1954 ♦ Forced Air Heating ♦ Central Air (None) ♦ Electric: Breaker Box
Water & Sewer: Public ♦ Roof: Shingle (New in 2024) ♦ Asphalt Driveway ♦ Basement: Partial, Unfinished/Crawl Space



1209 North Illinois Street Property Information

2,801± Total Finished SF. ♦ 36' x 26' Garage ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air ♦ Electric: Breaker Box
Water & Sewer: Public ♦ Roof: Rolled Roofing ♦ Concrete Driveway ♦ Basement: Partial, Unfinished/Crawl Space
Gas Furnace ♦ Gas Hot Water Heater



Three commercial parcels selling as one! This sale includes two separate office buildings, a workshop with a custom paint booth, & commercial detail shop directly off IL-159 in Swansea, IL! The property is located at 1307 North IL includes a front office building with a reception room, main floor office space, a full bathroom, and additional office space that is currently used for storage on the second level. In addition, there is a rear workshop complete with custom-built spray booth and a manual 2-car garage door as well as a side parking lot. The main office building at 1307 has foundation damage and is currently condemned by the Village of Swansea and will need to be brought back up to code and pass occupancy before being occupied.

The property located at 1209 North Illinois Street has multi-tenant potential and features a front office space with a main reception area, a storage room and a half bath. The tenant at the back of this building is a detail shop with three car bays, a separate office space and a half bath. This tenant is currently generating \$7,200 a year at the current rental rates. Current tenants pay for their own utilities and have a lease that ends on April 1st, 2025, and would like to stay with the new owner. The property is located across the street from the property at 1307 N. Illinois Street. These three parcels are zoned PB-Planned Business and lie within the Village of Swansea zoning jurisdiction. The properties benefit from an average daily traffic count of approximately 14,700 vehicles off IL-159 and are located near other local and established businesses and amenities. Great opportunity to expand your current business venture or start a new one!



