

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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Online Only Real Estate Auction

17 West J Street, Swansea, IL 62226

DUPLEX
(1) 1 BR; (1) 3BR

SEPERATE UTILITIES

.17± AC LOT



Bidding Closes: 5:30PM
Wednesday, February 26, 2025

Viewing: 12-2PM
Sunday, February 23, 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:** \$2,865

Exemptions: None

Parcel Numbers: 08-21.0-214-003

Zoning: Single Family

Total Lot Size: 0.17± Ac

Schools: Belleville Dist. #118 & Belleville East HS

Terms: \$5,000 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

17 West J Street Property Information

(1) 3BR/2BA Unit ~ 1,723± Finished Sq. Ft. ♦ (1) 1BR/1BA Unit ~ 646± Finished Sq. Ft. ♦ 2,369± Total Finished Sq. Ft.

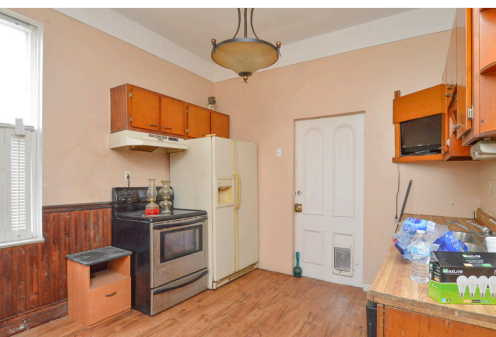
Year Built: 1901 ♦ Gas Furnace (1) ♦ Gas Water Heater (2) ♦ Water & Sewer: Public ♦ Roof: Shingle

Basement: Full, Unfinished ♦ Electric: Breaker Box (2) ♦ Detached 1 Car Garage ♦ 2 Seperate Electric Meters

Central Air & Heat: 3BR/2BA Unit Only ♦ Electric Baseboard Heat & Window Unit AC 1BR/1BA Unit Only

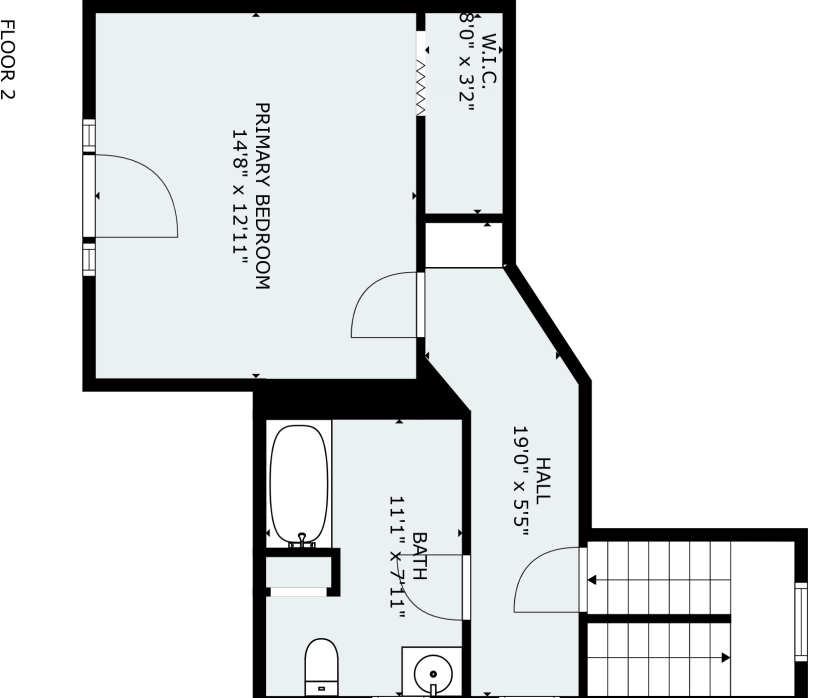
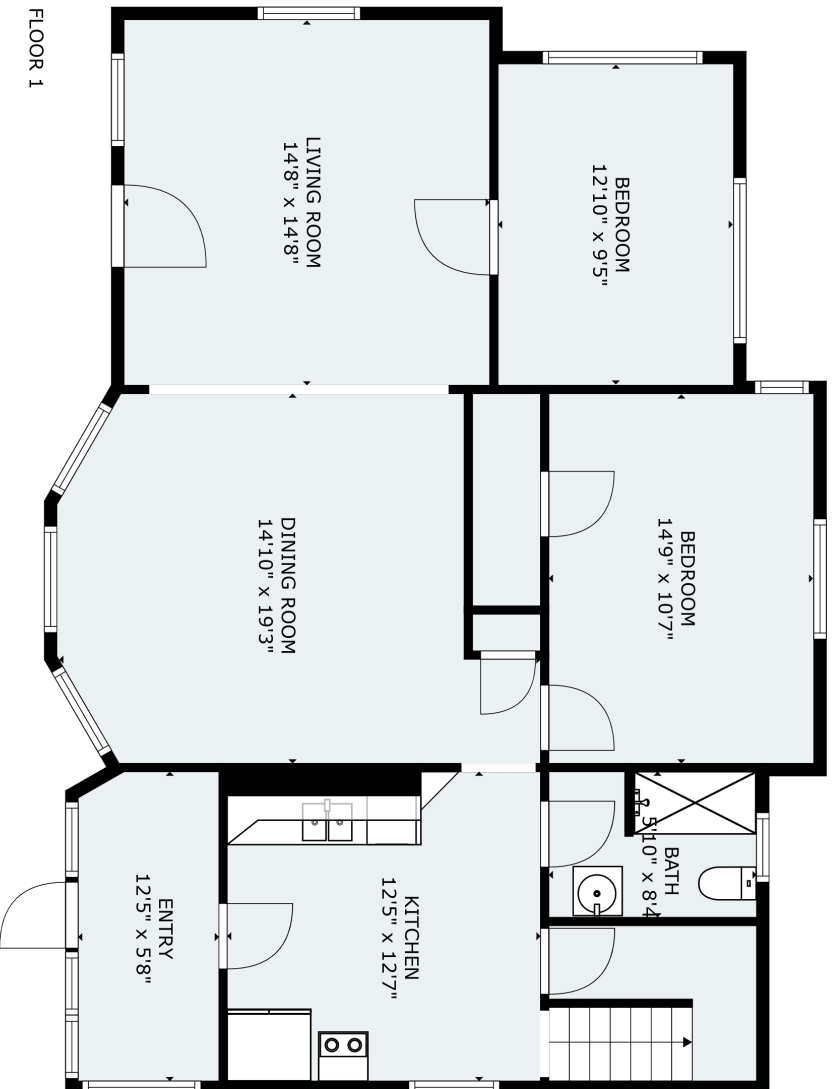


Attention all real estate investors and rehabbers! Former rental property consisting of a 3BR/2BA unit and an additional 1BR/1BA unit with a detached single car garage in Swansea, IL! The main level of the 3BR/2BA unit features a large living room and dining area, an eat in kitchen, two bedrooms with a shared full bathroom and access to the back porch. The second level houses the units third bedroom and second full bathroom. The 1BR/1BA efficiency unit has private accessibility up an exterior staircase to the unit's front door and features a living room, full bathroom, kitchen and bedroom. Both units have separate electric meters and utilities. The property is situated on a 0.17± acre lot, one block off IL 159 and just minutes from schools and the Belleville public square!



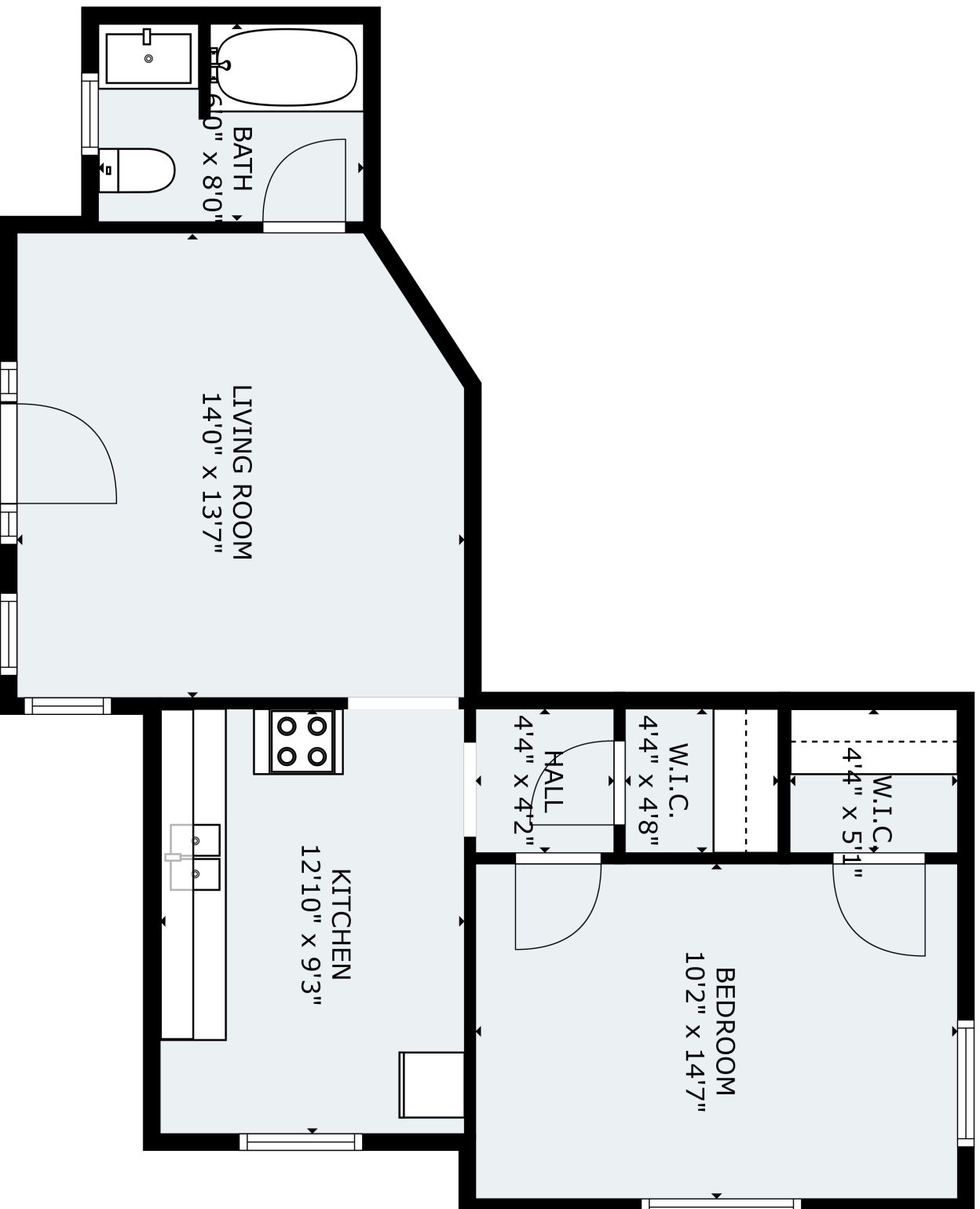
Additional Property Photographs





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





FLOOR 1

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

