

Professional Real Estate Auctions By:

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Online Only Real Estate Auction

302-304 East Main Street, Collinsville, IL 62234

8,642± SF BUILDING
ZONED B2 COMMERCIAL
0.19± AC LOT



Bidding Closes: 5PM
Wednesday, April 9, 2025

Viewing: 12-2PM
Sunday, April 6, 2025

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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: Madison ♦ 2023 Taxes: \$2,379

Exemptions: None

Parcel Numbers: 13-2-21-34-05-102-008

Zoning: B-2 Commercial

Total Lot Size: 0.19± Ac

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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

302-304 East Main Street Property Information

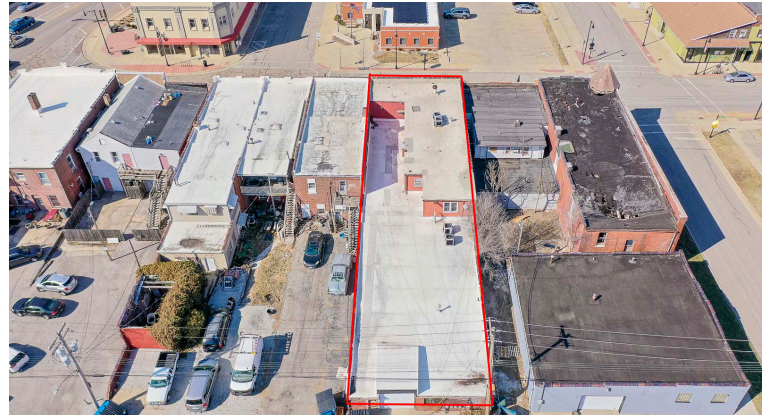
8,642± Total Sq. Ft. ♦ Year Built: 1920 ♦ Zoned HVAC ~ Whole Building ♦ Forced Air Heating ♦ Electric: Circuit Breaker Central Air (5) ♦ Gas Furnace (5) ♦ Gas Water Heater (5) ♦ Water & Sewer: Public ♦ Roof: Flat
5 Separate Electric, Gas and Water Meters ♦ Basement: Partial, Unfinished



Potential filled 8,642± SF mixed use multi-occupancy building with two store fronts, additional warehouse space and 2 - 2BR/1BA upper-level partially rented apartments in Collinsville, IL! The property is zoned B2-Commercial District and features a main level with 2,756± SF of combined retail space that could be divided into two separate store fronts or combined as one space. The back of the building offers 3,841± SF of warehouse space including a sloping loading dock, a 30' x 20' storage room, an office space and ample open storage area. The second level of the building houses 2 - 2BR/1BA apartments with each unit offering 808± SF of finished living area. Each of the apartments has a kitchen, a full bathroom, formal dining room, two bedrooms and a family room with washer and dryer hook-ups. The building has zoned HVAC for all units with 5 separate water heaters, furnaces, AC Units and electric meters. It is conveniently located one block from IL-159 near other local and national retail chains, restaurants and downtown Collinsville with I-55 minutes away!

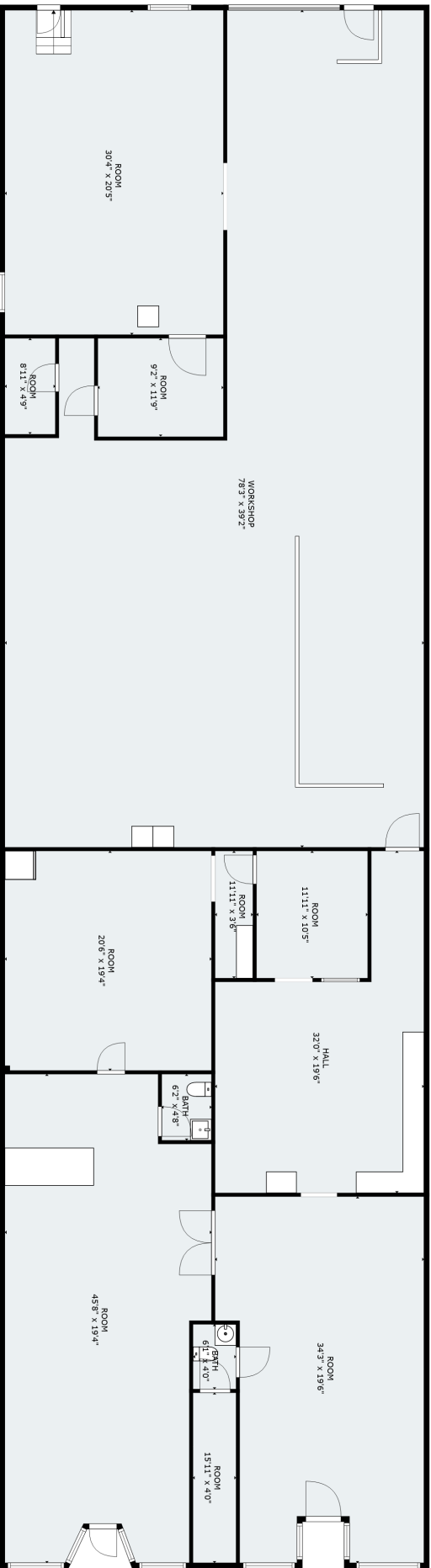


Lines are approximate



Additional Photographs

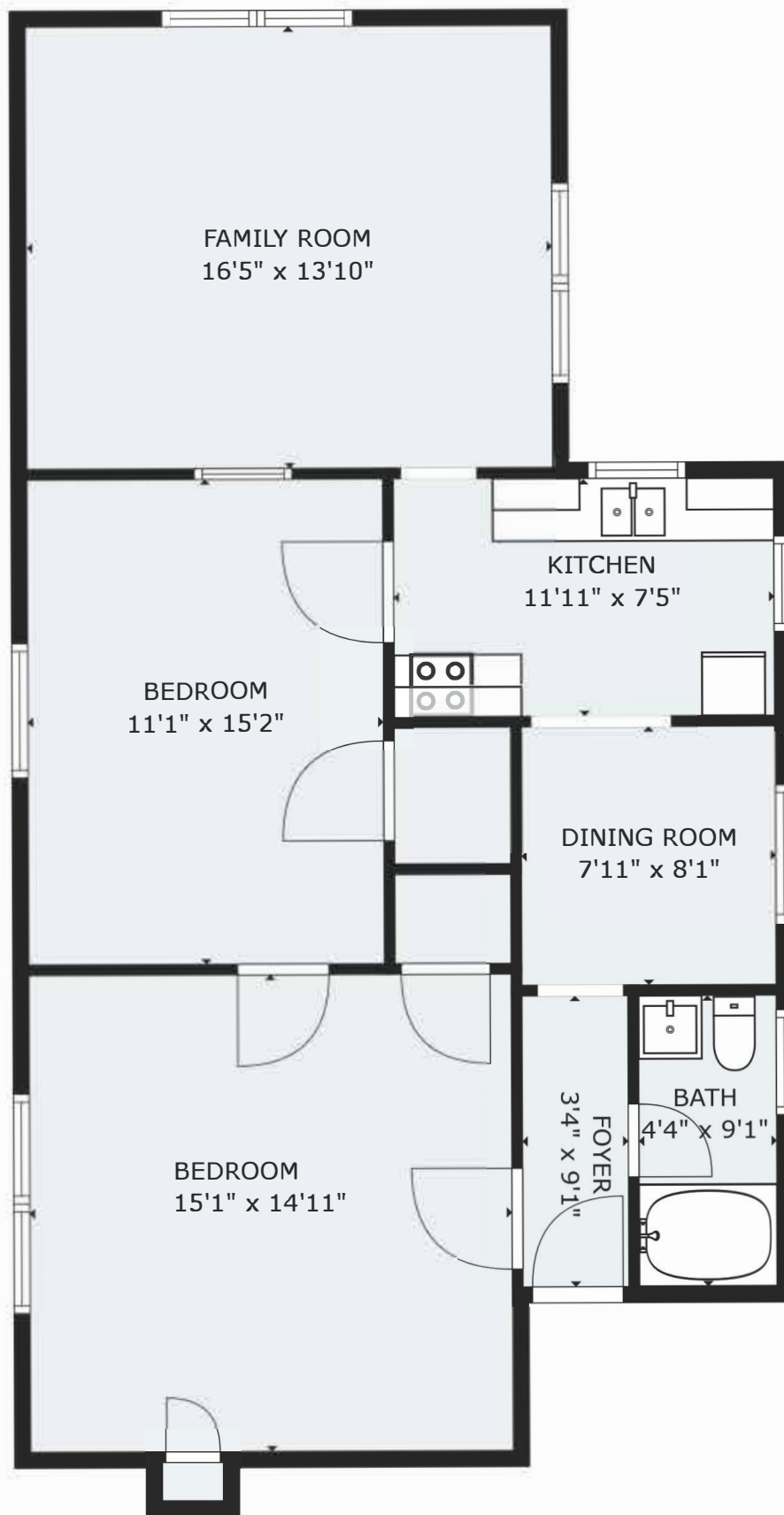




FLOOR 1

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





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