

Professional Real Estate Auctions By:

**Adam's**  
Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751  
Adam Jokisch  
Mobile (618) 530-8751

For Online Bidding Visit:  
[www.AdamsAuctions.hibid.com](http://www.AdamsAuctions.hibid.com)

**8 PARCELS**  
**COMMERCIAL**  
**POTENTIAL**  
**1.87± ACRES**

## Online Only Real Estate Auction

6100 & 6114 Forest Boulevard; 2228 N 61st Street &  
1915-1913 N 62nd Street, East St. Louis, IL 62204



1.87+/- Ac

Lines are approximate

**Bidding Closes: 5:30PM**

**Wednesday, April 2, 2025**

**Viewing: 12-1PM**

**Wednesday, March 26, 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: \$9,412

Exemptions: None

Parcel Numbers: 02-10.0-307-038, 02-10.0-307-039, 02-10.0-307-040  
02-10.0-307-024, 02-10.0-307-027, 02-10.0-307-028  
02-10.0-307-030, 02-10.0-307-029

Zoning: Commercial

Total Lot Size: 1.87± Ac

Schools: East St. Louis Dist. #189 & East St. Louis HS

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

# 6100 Forest Boulevard Property Information

55' x 120' Building ♦ Year Built: 1962 ♦ Forced Air Heating (None) ♦ Central Air (None) ♦ Electric: (None)  
Water & Sewer: Public ♦ Concrete Parking Lot ♦ Basement: None/Slab

# 2228 North 61st Street Property Information

90' x 84' Building ♦ Year Built: 1955 ♦ Forced Air Heating (None) ♦ Central Air (None) ♦ Electric: (None)  
Water & Sewer: Public ♦ Concrete Parking Lot ♦ Basement: None/Slab

Calling all investors! Two commercial buildings situated on 8 parcels selling as one with a combined 1.87± acres in East St. Louis, IL! The property is zoned for Commercial use and lies within the Village of Washington Park zoning jurisdiction. Any other use not permitted under the current zoning jurisdiction would need approval from the Village of Washington Park. The two former storefronts are in various stages of disrepair and will need to be rehabilitated or replaced before being occupied. In addition, there are public utilities available near the site, but they have been disconnected and will need to be reconnected by the new owner. There are also 4 vacant, level lots included in the combined 8 parcels that could offer residential possibilities with approval from the Village of Washington Park. Conveniently located minutes from I-64 and all Metro East amenities!

