

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

613 & 615 North Illinois Street, Belleville, IL 62220

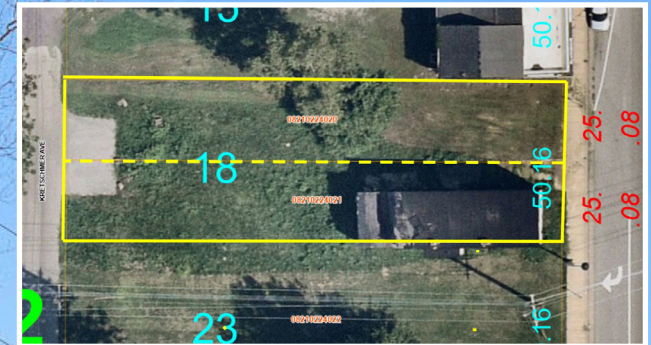
VIEWING: SUNDAY, MARCH 30TH ~ 2:30-4:30PM

BIDDING CLOSES: 6PM ~ WEDNESDAY, APRIL 2ND, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

0.18± ACRE LOT
ZONED C-1
LIGHT COMMERCIAL
TWO PARCELS
SELLING AS ONE



GENERAL INFORMATION & AUCTION TERMS



0.18± AC
TOTAL LOT SIZE

C-1 LIGHT COMMERCIAL
ZONING

\$1,930
TOTAL '23 TAXES

Calling all rehabbers and investors! This potential filled 1,660± Sq. Ft. building was previously used as a multi-family unit but has since been in the process of being rehabbed with most of the walls being taken down to the studs. The property is zoned C-1 light commercial and lies within the city of Belleville Zoning Jurisdiction. Any other use not permitted under the current zoning classification would need to be approved by the city of Belleville. The property has all public utilities available to be re-connected and turned back on by the new owner. In addition, the building benefits from approximately 11,400± average daily traffic counts off IL-159 and is located minutes from the Belleville Public Square! Two parcels selling as one!

PARCEL NUMBERS

P.I.N	Size	Amount
08-21.0-224-021	0.09± Ac.	\$1,543
08-21.0-224-020	0.09± Ac.	\$387

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



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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.