

Professional Real Estate Auctions By:

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Auction & Real Estate Services, Inc.

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**3,565± SQ. FT.**

**COMMERCIAL  
BUILDING**

**.36± AC. LOT**

## Online Only Real Estate Auction

6210 Forest Boulevard, East St. Louis, IL 62204



***Bidding Closes: 5PM***  
***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

**County:** St. Clair ♦ **2023 Taxes:** \$7,759

**Exemptions:** None

**Parcel Number:** 02-10.0-400-002

**Zoning:** Commercial

**Total Lot Size:** 0.36± 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 \$1500 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



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.

# 6210 Forest Boulevard Property Information

3,565± Finished Sq. Ft. ♦ Year Built: 1948 ♦ Forced Air Heating ♦ Central Air (2 Units) ♦ Electric: Circuit Breaker  
Roof: Shingle ♦ Electric Water Heater ♦ Electric Furnace ♦ Water & Sewer: Public ♦ Paved Parking Lot ♦ Basement: None / Slab



Potential filled 3,565± Sq. Ft. commercial building formerly operating as a night club and bar on a 0.36± acre lot in East St. Louis, IL! The main level of the building features a bar area, two public half bathrooms, a main floor with two stages as well as two sitting areas and an elevated DJ booth. There is a private office space that includes a half bathroom in the non-public facing area of the main level as well as a walk-in cooler and employee locker room with a three-quarter bathroom. The second level offers additional multipurpose space with two large open rooms, a built-in bar area and stage. The building's exterior features metal siding, an asphalt shingle roof as well as ample front and side parking. 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 classification would need approval from the Village of Washington Park. Conveniently located near other locally established businesses with I-64 and IL-157 easily accessible!



# Additional Photographs

