

BELLEVILLE, IL

COMMERCIAL REAL ESTATE AUCTION & 1 SINGLE FAMILY APARTMENT

Thursday, November 17, 2016 at 12 pm

ADDRESS: 815 S ILLINOIS STREET, BELLEVILLE, IL 62220

PROPERTY VIEWING: ONE HOUR PRIOR TO AUCTION

AUCTION HELD: ONSITE



1BR/1BA, 464+/- SF Apartment ~ Upper Level ~ Vacant
Commercial Unit ~ Main Level ~ Vacant

Tenant Paid - Electric
Owner Paid - Water, Sewer, & Trash

Heat:	Forced Warm Air (1 Main Level & 1 Lower Level)
Fuel:	Gas (1 Meter)
A/C:	Central Air (2 Units)
Electric:	Circuit Breaker (2 Panels)
Water:	Public
Water Heater:	Gas (2 Units)
Sewer:	Public
Basement:	Cellar
Style:	1.5 Story
Exterior:	Vinyl
Roof:	Shingle
Total Sq. Ft.:	2,628+/- (County Records)
Year Built:	1897
Garage:	None
Parking:	On Street & 3+/- Spaces Off Street
Parking Lot:	Gravel/Grass

County:	St. Clair
Township & Section:	08 / 28
Parcel No.:	08-28.0-239-018
'15 Total Tax:	\$1,967
Lot Size:	50 x 150 - (.171 Acre)
Zoning:	C-2, Heavy Commercial
Exemptions:	None
Schools:	Belleville Dist. #118 & BTHSEAST

*Apartment On Upper Level May Need Special Use Permit and/
or Variance
*Main Level Potential for Retail or Office spaces

Investment Opportunity Excellent Visibility w/ 50' +/- of S. Illinois St. Frontage



Attention Investors: Main level of this building has potential for retail or office spaces and offers a 1BR/1BA apartment on the upper level. There are 4 offices available or 3 offices and a conference room in addition to two bathrooms. There is access to the unfinished cellar for storage if necessary. Access to the upper level apartment is through the double doors at the back of the house. The apartment consists of a living room, kitchen and full bath.

Professional Real Estate Auctions by:



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Adam Jokisch
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ON REAL ESTATE

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MAIN LEVEL COMMERCIAL OPPORTUNITY & BASEMENT



UPPER LEVEL 1BR / 1BA APARTMENT

