

COMMERCIAL REAL ESTATE AUCTION

Mechanics Dream

Wednesday, August 25, 2021 @ 7:00 pm



305 W. St. Louis Ave., East Alton, IL

Open House 1 Hour Prior to Auction (6:00 pm - 7:00 pm)



Bill Scaturro
(618) 344-3545



Ask

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DESCRIPTION

Looking to start your own business or relocate your business? Well.. this storefront commercial zoned building, on a corner lot and on one of East Alton's busy streets could be it. This building has the potential that is holding your dream. Existing car lot and auto service garage. Paved concrete. Brick building. Built 1960. 1,977 sq ft of business. 165' of frontage. 4 overhead bays: (2) 10' and (2) 12'. Large office and waiting area. Restroom. Heated and partially air conditioned. Very clean. 2020 taxes \$3,404. Parcel #19-2-08-16-17-303-001



AUCTION TERMS

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A \$5000.00 buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. *All Sales Final.*

AUCTIONEER'S NOTE

Nice building with many possibilities. Commercial Zoned.