

# ONLINE ONLY AUCTION

**Go To:** [Live.LegacySells4U.com](http://Live.LegacySells4U.com)

**Bidding Ends**

**Sunday, August 25<sup>th</sup> ~ 1 pm**

**102 West 9th St, Alton**



Commercial building located on a full block with over 13,600 sf currently used as a restaurant & office space ~ located on 1.2 acres in Alton, IL. Remodeled & would be perfect for Doctors, Attorney's or Government offices. Over 7000 sq ft of office space in 3 parcels of 4,000; 2,000 & 900 sf each. 64 parking spaces and room for more! Parcel ID: 23-2-07-11-19-401-001 Income & Expense Info Available contact Gary Niemeier (618) 781-3814

**OPEN HOUSE: Sunday, August 11<sup>th</sup> 1:00 - 3:00 pm**  
**or call Gary for private appointment**

*TERMS: \$25,000 down payment for earnest money at contract signing, balance due in 30 days.  
Broker co-op offered. 5% buyer's permium.*

**LEGACY**  
REALTY & AUCTION

Gary Niemeier - Auctioneer  
(618) 781-3814  
[www.LegacySells4U.com](http://www.LegacySells4U.com)

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