

ONLINE ONLY REAL ESTATE AUCTION

Online Bidding: live.legacysells4u.com

Bid Deadline: Tues, Dec. 4th ~ 6:00 pm



Commercial Property located at:

936 St. Louis Road ~ Collinsville, IL

Directions: From I-255 go east on Collinsville Rd to St. Louis Rd just 1.1 miles east from the interstate.

Prior Zoning Automotive/Repair Commercial. Convenient interstate access. Limitless options & potential. Approx 7,000 sq ft under roof and 5,843 sq ft shop with 16 ft ceilings, 6 in-ground hoists, floor drains, exhaust system, heavy duty electrical system, 2 large overhead doors, 12 bays and an office. Reception/Waiting area with 2 private bathrooms. Parts storage area & additional bathroom. 2 storage trailer units. Large fenced rear lot for outside storage. Parcel ID: 13-2-21-32-20-402-028 & 03-05.1-218-121 Combined 2017 Taxes: \$ 8772

**OPEN HOUSE: Sunday, November 18th 1:00 - 3:00 pm
OR call for private showing.**

LEGACY
REALTY & AUCTION

Gary Niemeier - Auctioneer
(618) 781-3814
www.LegacySells4U.com

Real Estate Terms

Terms: Broker Co-op offered. Disclosures available. Opening Bid \$195,000. Winning bidder will be required to enter into a written contract to purchase with \$5,000 down day of auction to be placed in escrow with the balance due on or before 30 days from auction date. A 5% buyers premium will be added to the bid price to establish a total contract price. Property will be sold with a free & clear title. Property is sold in AS-IS condition with all faults, imperfections, attributes & errors of description. All information is presented in good faith but the auctioneer or seller does not warrant or present that the information provided is complete or accurate. All inspections due diligence & determinations are the sole responsibility of the buyer. The property sells with no buyer contingencies. All sales are final.