

Real Estate Auction

Wednesday April 24th, 2013 6:00 PM

543 E. FERGUSON AVE., WOOD RIVER, IL. 62095



House & Vacant Parking Lot - Zoned Commercial/Multi-Family - Great Potential, Good Visibility

Corner of Sixth St & Ferguson

This property has great potential as an income producing investment; the first floor has been used as offices, (could be restored to living quarters, many original features exist) with reception area, main office area, partitions (some moveable) for individual offices/treatment rooms, storage, and bath. Plenty of storage, full basement with storage, has had a bath, gas furnace, newer central air unit and gas water heater, 100 amp electrical service. There is rear alley access with asphalt parking in rear of house. The second floor consists of a 3 room apartment, kitchen w/appliances, bedroom and living room, front and rear entrance. This building is has a maintenance free exterior with roof and gutters new in 2013.

The adjacent lot on the corner of 6th and Ferguson is asphalt paved with 7 parking spaces. This is a highly traveled street corner and will provide excellent visibility and easy access. Great potential! Parcel ID# 19-2-08-27-06-104-021 & 19-2-08-27-06-104-022

REAL ESTATE SOLD SUBJECT TO OWNERS CONFIRMATION

TERMS: Buyer to enter into a written real estate contract. Buyer is to pay \$5,000 of purchase price day of auction. Balance due in 30 days or upon delivery of deed conveying merchantable title.

Owner: First Methodist Church of Wood River

Auctioneers Note: This home is ideal for an investment property. Give us a call at 618-377-8385 and we will be happy to show it to you.



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