

Sale Name: Investment Properties Auction

LOT 6 - 311 Saint Clair St, New Athens, IL 62264



Description

Address: 311 Saint Clair St, New Athens, IL 62264

Exciting Opportunity in New Athens, IL! Located on the corner of **St. Clair and South Johnson St**, this **large 2-story brick building** is ready for a creative mind to bring it back to life. With its solid structure and ample space, the property offers incredible potential for **residential units, storefronts**, or a combination of both. Transform this historic gem into a vibrant mixed-use space and take advantage of its prime corner location.

Bring your vision and unlock the possibilities!

- Age of the Building: 1927
- Lot Size: .17 Acre (source: Tax Bill)
- Basement: Unfinished
- Utility Providers:
 - Water ~ City of New Athens
 - Sewer ~City of New Athens
- School District(s): New Athens Unit # 60

Title Company: Town & Country

Financing: Cash Conventional

Directions: on the corner of St Clair and South Johnson St in New Athens IL

Parcel(s): 18-28.0-429-014

Taxes: 2023- \$4,025.54

Quantity: 1



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