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51 West Main Street, Albion, IL 62806

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## **COMMERCIAL PROPERTY**

429 IL Rt. 15

Albion, IL 62806

**Asking Price: \$185,000**

**Reduced: \$165,000**

### Information About Listing

County	Edwards
PIN	03-1-010-06
Lot Size <b>m/l</b>	1.09 Acres
Property Type	Commercial Building and Business (Albion Motel)
Property Taxes <b>m/l</b>	\$537.40 (at current assessment)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

### Notes

**Building Details:** Frame construction on concrete slab; Built in 1955; Current use: Albion Motel; 10 motel rooms; 2 bed-room apartment; **Electric (Ameren), Gas (Consumers): Averages were not available at time of listing;** Electric heat; Gas water heater (supplies all rooms); A/C: hotel units; Remodeled throughout in 2015, including new roof, plumbing and carpeting; One motel room with handicap accessible shower

**Items Included:** All trade fixtures and business related items, are included; Supply items, such as paper goods, blankets, cleaning supplies, etc., may be purchased separately; refrigerator, washer and dryer in apartment stay

**Also...**Current U-Haul dealership and Money Gram dealership may be negotiated for with the vendor companies

***APPROXIMATELY 270' OF HIGHWAY FRONTAGE ON ILLINOIS ROUTE 15!!!***

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. **m/l = more or less**

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