



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer

Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527

Tina Wells (618) 599-0186

Amy Edwards (618) 383-5614

Lyndell Rice (618) 384-6563



COMMERCIAL PROPERTY

15 W. Main St.

Albion, IL 62806

Asking Price: ~~\$33,500~~

Reduced: \$29,900

Information About Listing

County	Edwards
PIN	03-2-027-04
Lot Size m/l	22.08'x240.76'
Property Type	Commercial Building (Main Floor: 1,920 sq. ft.)
Property Taxes m/l	\$831.86 (with no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

Building Details: Masonry Construction (brick/block); Age unknown; *Electric (Ameren) \$86.00, Gas (Consumers) \$53.54 (Utility bill averages are for previous 12 months with some vacancy... Will vary with usage); Gas F/A heat (Carrier) and Central AC (Carrier); On-demand water heater, small tank (Eemax brand); 200-amp electrical service on breakers; One Half Bathroom; Upstairs Apartment: 1,072 sq. ft. (needs repair); Full Basement*

Room Dimensions: Front Room: 19'6"x48'4"; Back Room: 19'x28'6"; Half Bath: 4'6"x5'

Items Included: poured new sidewalk and replaced front façade (new entry doors and lighting); tuckpointed, blasted, and sealed brick; new upstairs windows; new laminate floor coverings; wired for internet/telecommunications (Cat 5); additional lighting; rubber membrane roof replaced app. 12 yrs. ago

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells