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51 West Main Street, Albion, IL 62806

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**COMMERCIAL/RESTAURANT BUILDING!!!**

300 W. Main St.

Albion, IL 62806

**Asking Price: ~~\$315,000~~**

**Reduced: \$278,000**

### Information About Listing

County	Edwards
PIN	03-2-091-06
Lot Size <i>m/l</i>	150'x220.67'
Property Type	Commercial/Restaurant Building
Property Taxes <i>m/l</i>	\$6,199.70 (no exemptions)
School District	Edwards County CUSD #1
Water	City
Sewer	City

### Notes

excellent, high-traffic location on corner lot with visibility along Illinois Route 15 in Albion near the EC schools and city park; built in 1995; frame and brick/masonry construction; app. 2,520 total sq. ft.; two handicap accessible restrooms; partial poured concrete basement (app. 1,260 sq. ft.) and concrete slab; large dining area; large highly functional kitchen area; gas FA heating; central AC; electrical service on breakers (amperage unknown)

**Utilities:** Ameren (electricity)—\$929.00; Consumers (natural gas)—\$300.00 (monthly utility averages will vary with use)

**Items included:** Arctic cooler, Arctic freezer, three-compartment stainless steel sink; 5' stainless steel table with two warmer drawers, stainless steel passthrough stand, steam table, ANSUL systems, Three hood systems, 19 hanging lights, office desk, safe, outside menu board with speaker system (drive-thru), front counter, most tables and chairs, seven stainless steel shelves, two stainless steel tables, grease trap

**Recent updates:** cooler—new evap. coil, expansion valve, solenoid body, junction box, and thermostat in 2018; HVAC—rooftop unit new in 2018, both ground units app. 5 y/o; walk-in freezer—new sight glass, defrost, clock, and dryer in 2018; new grease trap in 2018; new toilet, sink and paint in 2018

***Sale is subject to current lease agreement (contact listing agent for more information).***

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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