



“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

331 E. Walnut St.

Albion, IL 62806

Asking Price: \$160,000

Information About Listing

County	Edwards
PIN	03-2-072-07
Lot Size m/l	Approximately 1 Acre (487.08'x91.4')
Property Type	Commercial Building (Total Square Feet: 5,620)
Property Taxes m/l	\$3,134.72 (no exemptions)
School District	Edwards County CUSD #1 (Albion Grade School)
Water	City
Sewer	City

Notes

Room Dimensions—Office: 11'7"x14'6"; Rec. Room: 27'11"x27'6"; Room 1: 24'10"x18'9"; Room 2: 34'7x23'6"; Room 3: 36'4"x18'10"; Room 4: 22'1"x17'2"; Room 5: 31'x23'2"; Bath 1: 6'1"x11'2"; Bath 2: 6'2"x11'2"; Bath 3: 15'x9'1"; Irregular shaped eat-in kitchen/breakroom: 10'8"x9'5" and 15'5"x13'10" and 11'10"x11'7"; Utility Room: 15'x9'

More Features...original building: 96'x48' on concrete slab, built in 1981, post-frame construction; north addition; 23'x44' on block crawlspace, completed in January 2016, frame construction; facility features 3-half bathrooms (1-ADA compliant); west side of original building has new gutters; sliding doors on south end; potential for expansion with large lot, partially fenced; currently used as a child care facility; heating and AC from 1-gas FA furnace and several split units with heat pumps; 200 amp electrical service on breakers; electricity: \$300 per mo. (Ameren); gas: min. use fee (Consumers)

***VERSATILE BUILDING IN EXCELLENT CONDITION!!!
GREAT LOCATION WITH HIGHWAY 130 FRONTAGE!!!***

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