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## COMMERCIAL PROPERTY

226 N. Walnut St.

Carmi, IL 62821

**Asking Price: \$109,500**

### Information About Listing

County	White
PIN	13-13-254-005
Lot Size <b>m/l</b>	0.30 Acre (Irregular Lot)
Property Type	Two-Unit Commercial Building
Property Taxes <b>m/l</b>	\$1,362.20 (no exemptions)
School District	Carmi-White County CUSD #5
Water	City
Sewer	City

### Notes

**More Features...**Two-unit commercial building, with large parking lot in back; Both units are remodeled and ready; One unit currently leased (call listing agent for lease/tenant details; SUBJECT TO LEASE)

**Utilities:** Carmi Light and Water (electricity, water, sewer)—\$138.90; Consumers Gas—\$63.45

**UTILITIES WILL VARY BY USAGE**

**Items included:** Refrigerator; Permanent Fixtures

#### Interior Dimensions:

**Building 1**—Lobby: 15'x25'; Office 1: 17'6"x19'7"; Office 2: 10'x29'; Office 3: 13'4"x14'6"; Half-bath: 4'7"x5'4"; Kitchen: 10'x14'6"; Maintenance: 11'x14'5"; **Building 2**—Half-Bath: 4'5"x5'; Maintenance Room: 10'5"x11'; Office 1: 9'6"x11'; Office 2: 10'x11'; Office 3: 9'x11'; Office 4: 10'7"x11'; Office 5: 19'4"x11'; Half-Bath: 6'x7"

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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