



“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

133 Industrial Park Dr.

Grayville, IL 62844

Asking Price: \$99,900

Information About Listing

County	White
PIN	05-20-452-011
Lot Size m/l	1.42 Acres
Property Type	Commercial
Property Taxes m/l	\$2,415.00 (no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

More Features...post-frame construction (2013); approximately 2,016 total square feet (36'x56'); poured concrete slab floor; 2 overhead doors; gas Modine heat in shop area; mini split heat/AC in office; 16'x14' office with 6'x7' half bath; Located in the Grayville Industrial Park; TIF eligible with new application by new owner; Enterprise Zone for building projects; Residential/Apartment variance is possible with approval from zoning board

Utilities: Ameren (electricity)—\$75.00; City Bill (gas, water, sewer)—\$54.00; **MONTHLY UTILITY AVERAGES WILL VARY WITH USE**

Items included: all permanent fixtures

EXCELLENT LOCATION WITH PROXIMITY TO ILLINOIS ROUTE 1 AND INTERSTATE 64!!!

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