



“See the difference ***Integrity*** makes!”

51 West Main Street, Albion, IL 62806

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COMMERCIAL PROPERTY

3 N. Fifth St.

Albion, IL 62806

Asking Price: \$40,000

Information About Listing

County	Edwards
PIN	10-02-427-026
Lot Size m/l	24'x98.75'
Property Type	Commercial Building (Total Square Feet: 3,450)
Property Taxes m/l	\$809.84 (at current assessment w/ no exemptions)
School District	Edwards County CUSD #1 (Albion Grade School)
Water	City
Sewer	City

Notes

Description: historic 2-story brick/block/masonry construction with original wood floors and trim throughout; 1,725 sq. ft. on main level with full second story and full basement (brick/stone foundation); full bath on main floor; potential three-quarter bath on second floor; gas wall heat is not connected (gas meter was removed by previous owner, but the line is still in place); electric “Carrier” FA furnace (app. 2 y/o); “Payne” central AC unit (app. 2-3 y /o); 100-amp electrical service on breakers with partially updated wiring; separate electric meter for second floor unit; “point of use” water heater in main floor bath

***VERSATILE, HISTORIC COMMERCIAL PROPERTY AT
THE CORNER OF FIFTH AND MAIN IN THE HEART OF ALBION!!!***

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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