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51 West Main Street, Albion, IL 62806

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COMMERCIAL PROPERTY

28 N. Fourth St.

Albion, IL 62806

Asking Price: ~~\$199,000~~

Reduced: \$169,000

Information About Listing

County	Edwards
PIN	10-01-302-031 (old #: 03-2-021-08)
Lot Size m/l	17,043.75 Square Feet (total; irregular)
Property Type	Commercial (building: app. 8,580 square feet)
Property Taxes m/l	\$2,130.72 (no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

Building Details: Masonry Construction (brick/block); Age unknown; *Electric (Ameren)* \$269.00; *Gas (Consumers)* \$105.55; Two gas heating units (Reznor); Central AC (in lobby); 200-amp electrical service on breakers and 3-phase converter; Rubber membrane roof; Drop ceilings; Steel trusses; Storage area above front area of building; Hot water in beauty shop and sink in car shop

Shop (Main Building)—Lobby: 34'4"x42' (with 18'6"x12' cut-out for office and bathroom); Office Area: 9'4"x10'10"; Shop Bath: 5'x6'; Main Shop: 92'x54' (with 18'x20' cutout for old parts counter and storage); Rear Shop: 26'9"x20'10" (with overhead door); Dirty Room: 18'6"x20'6"

Beauty Shop—Lobby: 17'10"x14'4"; Second Room: 9'9"x14'9"; Bathroom: 5'x6'; Storage Closet: 8'x15'

Items Included: all heat/AC fixtures, etc. in shop; NO items in beauty shop are included; beauty shop rent income is \$350/month; WOWA-93.7 radio station advertising on side of building allows free ads on four stations equal to \$500.00 in value and is transferrable

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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