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51 West Main Street, Albion, IL 62806

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## **COMMERCIAL PROPERTY**

18 W. Main St.

Albion, IL 62806

**Asking Price: \$15,000**

### Information About Listing

County	Edwards
PIN	10-02-427-019
Lot Size <b>m/l</b>	23.5'x92.25'
Property Type	Commercial Building (Total Square Feet: 1,440)
Property Taxes <b>m/l</b>	\$932.34 (at current assessment w/ no exemptions)
School District	Edwards County CUSD #1 (Albion Grade School)
Water	City
Sewer	City

### Notes

**Description:** brick/block/masonry construction; crawlspace; half-bath; FA furnace (roof unit, age unknown); central AC (roof unit, age unknown); “Richmond” 40-gallon gas water heater (2019); 200-amp electrical service on breakers; walk-in cooler/freezer included; all other items negotiable; concrete “patio” area at rear of building with steps up to alley area; **SELLING “AS-IS” WITH NO WARRANTIES WRITTEN OR IMPLIED**

**VERSATILE COMMERCIAL BUILDING WITH POTENTIAL FOR A MYRIAD OF USES...GREAT LOCATION!!!**

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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