



“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

25 E. Main St.

Albion, IL 62806

Asking Price: ~~\$85,000~~

Reduced: \$75,000

### Information About Listing

County	Edwards
PIN	10-02-430-002
Lot Size <i>m/l</i>	75.875'x240.75'
Property Type	Commercial Building/Former Lumber Yard
Property Taxes <i>m/l</i>	\$2,553.58 (no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

### Notes

**More Features...**brick/block and post-frame/steel construction; 23'x81' front; 68'x160' warehouse (partially open) = app. 1,863 SF in front and 10,880 SF in warehouse (partially open); gas forced-air furnace and central AC (front of building ONLY); concrete slab foundation with footings; partially updated electrical service (amps?); half-bath; gas water heater; warehouse features front 12'x14' overhead door and back 20'x12' overhead door; drive through accessibility with entrances at main street to the North and the alley to the South

**Utilities:** Utility averages were not available due to extended vacancy/low use.

**Items included:** n/a

**VERSATILE COMMERCIAL BUILDING LOCATED NEAR THE INTERSECTION OF ILLINOIS ROUTE 130 AND ROUTE 15 IN DOWNTOWN 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

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)