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51 West Main Street, Albion, IL 62806

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## COMMERCIAL PROPERTY

21 W. Main St.

Albion, IL 62806

**Asking Price: ~~\$49,900~~**

**Reduced: \$44,900**

### Information About Listing

County	Edwards
PIN	10-02-429-007
Lot Size <i>m/l</i>	21.5'x240.76'
Property Type	Commercial Building
Property Taxes <i>m/l</i>	\$1,193.72 (no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

### Notes

**More Features...**brick/block/masonry construction; pilaster foundation; 2,394 total square feet; 86'x21' front; 14'x47' back; gas forced-air furnace and central AC (both are Carrier); 200-amp electrical service; half-bath; 40-gallon electric water heater (Rheem); original tin ceilings are believed to be relatively intact; roof approximately 10 y/o (spray foam/painted); double-pane front windows; ramp for ADA compliance; parking in back that extends to the alley

**Utilities:** Electric: \$207.00 (Ameren); Gas: \$45 summer/\$100 winter (Consumers); **Monthly averages will vary with use.**

**VERSATILE COMMERCIAL BUILDING IDEALLY LOCATED ON MAIN STREET (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

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