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## COMMERCIAL PROPERTY

709 N. Court St.

Grayville, IL 62844

**Asking Price: \$295,000**

**Reduced: \$195,000**

### Information About Listing

County	Edwards
PIN	06-2-021-08)
Lot Size <i>m/l</i>	App. 150'x254' (38,100 SF)
Property Type	Commercial Building
Property Taxes <i>m/l</i>	\$7,510.89 (ESTIMATED at NEW assessed value, no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

**More Features...** block and steel construction; app. 16,173 total SF; gas FA heating; central AC; partial basement (poured concrete); large freight elevator; three-phase electrical service; excellent, high-traffic location with excellent visibility along Illinois Route One in Grayville; men's and women's restrooms

**Utilities:** Ameren (electricity)—\$1,201.00; City—\$627.15 (monthly utility averages will vary with use)

**Items included:** n/a

**Recent updates:** large-scale store remodel completed in 2018; new concrete front parking lot in 2017; addition completed in 1992 (w/ poured concrete walls and large freight elevator)

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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