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COMMERCIAL PROPERTY

119 S. Middle St.

Grayville, IL 62844

Asking Price: \$199,900

Information About Listing

County	White
PIN	05-20-236-001; 002; 013; 014
Lot Size m/l	21,124.5 Square Feet (0.48 Ac.) <i>see notes</i>
Property Type	Commercial Building and Parking Lot
Property Taxes m/l	\$24,194.80 (at current assessment, no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

Site Description: Corner (North and Middle) Parking Lot—55'x100'; Improved Lot (w/ building, corner of South and Middle)—85.83'x150'; Total Site Size—21,124.5 square feet; Total Road Frontage—app. 441'; Public guttering and sewer; Public street parking around BOTH lots; This commercial site is located one block East of Illinois Route 1 in Grayville's "Central Business District" (Zoned C-2)

Building Description: Commercial Building; Masonry and steel construction; Poured concrete basement foundation; Stucco walls; Composite roofing; App. 5,330 square feet above grade w/ app. 12' sidewalls; Interior (above grade) includes seven offices, two bathrooms, meeting room, file room, printer room, large lobby area, teller area, and vault; Finished with carpet and vinyl flooring, drywall/paneled walls, composite ceiling tiles; Basement includes large office area, kitchen/breakroom, two bathrooms, storage rooms, and unfinished spaces such as a mechanical room, storage room, three vaults; Three-phase electrical service on breakers (660-amp); Gas Forced-Air Furnaces; Central Air Conditioning; 30'x30' Portico/Drive-through with teller windows and bank pneumatic tube system; 16' East driveway around rear of building; Large front entry/porch area

Utilities: Ameren Illinois (electricity)—\$517.00; City Bill (gas, water, sewer)—\$211.59; *Monthly utility averages will vary with use.*

SPECIAL NOTE: *This property will be conveyed with a deed restriction disallowing its use as a "financial institution" for a period of 24 months after closing.*

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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