



“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
Lyndell Rice (618) 384-6563 Cindy Hodgson (618) 384-8594



INCOME-PRODUCING DUPLEX

219-229 E. North St.

Grayville, IL 62844

Asking Price: \$42,500

Information About Listing

Year Built	Unknown	County	White
Type of Construction	Brick/Block/Masonry	PIN	05-20-236-009; 010; 031
Square Footage m/l	219-595; 229-544	School District	Grayville CUSD #1
Total Rooms	3 each	Heat	Gas FA
Bedrooms	1 each	A/C	Central
Bathrooms	1 Three-Quarter each	Water	City
Foundation	Concrete Slab	Sewer	City
Garage	n/a	Average Utilities m/l	SEE NOTES BELOW
Lot Size m/l	Irregular	Property Taxes m/l	\$780.28 TOTAL, NO Exemptions

Notes

Room Dimensions—#219-Living Room/Kitchen: 17'6"x16"; Bedroom: 17'6"x10'5"; Bathroom: 6'x6'6"; Utility Room/Rear Egress: 17'5"x6'5"; #229-Living Room/Kitchen: 16'6"x16"; Bedroom: 16'x10'5"; Bathroom: 6'x6'6"; Utility Room/Rear Egress: 16'x6'5"

Items Included—#219-Refrigerator, Stove, Stackable washer/dryer; #229-Refrigerator, Stove; Both Units-All permanent fixtures (plumbing, HVAC, electrical, etc.)

More Features...100-amp electrical service on breakers; electric water heaters; flat/rubber main roof; shingles on overhang; partially remodeled in 2015; separate meters for each unit; currently leased for \$300.00 per month; SUBJECT TO CURRENT LEASE AGREEMENTS

Utilities...Ameren for Electricity: 219-\$63.00; 229-\$80.00; City Bill (gas, water, sewer, trash): 219-\$61.99; 229-\$76.57; **Utilities will vary with use!!!**

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 • www.integrityauctions.net • www.facebook.com/integritysells