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## COMMERCIAL/RESIDENTIAL

559 IL RT 15 East

Albion, IL 62806

**Asking Price: \$105,000**

### Information About Listing

County	Edwards
PIN	10-01-252-003 and 10-01-252-004
Lot Size m/l	0.76 +/- Acres
Property Type	Commercial/Residential Building Site/Mixed-Use
Property Taxes m/l	\$ 571.02 (TOTAL, NO exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

### Notes

**Legal Description:** Partial Lots 1-8 of Eimer's Addition to the City of Albion, Edwards County, Illinois (see prior deeds for legal descriptions and plat).

**Location:** Situated on the North side of Route 15 on the East side of Albion (signs posted)

**GPS Coordinates:** 38.379204, -88.046451

**Main/Finished Building:** 24'x16' with 24'x4' covered front porch, concrete slab, vinyl siding, vinyl windows, asphalt shingle roof, insulated, 4'8"x4' half bathroom, plumbing, small wall heater, 23'4"x15'4" open area of interior/floor space

**Open-Front Pole Barn:** "Built-Mor" building, 40'x24' with gravel floor

**Enclosed Pole Barn:** Older "Square Post" building, 36'x22' with concrete floor, overhead door, shop/storage space, wired for electricity (no service connected), concrete approach/apron

**More Features...** App. 280' of highway frontage with 3 potential entrances off Route 15 and access along Chestnut Street to the West; Albion city water and sewer, Consumers natural gas, Ameren Illinois electrical service are on premises or available nearby; 125-amp electrical service to "Main Building" and small white building currently; small white building is NOT owned by seller—it sits on a rented portion of the property—Pyramid will move off the property after closing, if requested to do so; previous mobile home site, situated just East of the "Square Post" building, with goldfish pond (seller may remove fish), some concrete sidewalks and pads from old porches; beautiful location excellent visibility

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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