



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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COMMERCIAL PROPERTY

19 W. Main St.

Albion, IL 62806

Asking Price: ~~\$59,900~~

Reduced: \$40,000

Information About Listing

County	Edwards
PIN	10-02-429-008
Lot Size <i>m/l</i>	27.4'x240.79'
Property Type	Commercial Building
Property Taxes <i>m/l</i>	\$965.48 (no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

More Features...brick/block/masonry construction; 2,095 total square feet on main level; gas forced-air furnace and central AC; 200-amp electrical service; half-bath; full, walkout basement; street parking with sidewalk entrance at front of building; alley access, parking, and basement entrance located at basement level in rear; located downtown with high visibility and lots of foot traffic

Utilities: Electric: \$96.00 (Ameren); Gas: \$62.25 (Consumers); **12-month utility averages may not be accurate due to vacancy.**

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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