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## COMMERCIAL PROPERTY

117 N. Main St.

Grayville, IL 62844

**Asking Price: \$95,000**

### Information About Listing

County	White
PIN	05-20-233-002; 003; 004; 009; 011; 012
Lot Size <b>m/l</b>	0.72 Acre (total)
Property Type	Commercial
Property Taxes <b>m/l</b>	\$2,179.50 total 6 parcels (parcel w/ restaurant and apartment has owner occ. exempt.)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

**Mixed use: Commercial/Residential**

**Restaurant...**3,500 sq. ft, brick/block building, slab foundation; 90-seat main dining room, 30-seat back room (secondary dining/banquet room); large parking area with room for expansion; Roof replaced 2011(?); Central Air Conditioning; Gas Forced-Air Heat, Gas Water Heater; HVAC system and ductwork new in '21

**Items Included...**trade fixtures, tables, seating, décor; entire HVAC system; walk-in cooler; ALL food prep equipment, including 2 grills, steam table, double fryer, utensils, ice machine, stainless steel refrigerator, 3 chest freezers, and other food prep items...**ALL TRADE FIXTURES AND EQUIPMENT INCLUDED AT LIST PRICE!!!**

**Apartment/Storage Building...**2,100 sq. ft, post/frame, basement foundation; Apartment features 2 bedrooms and 1 full bath; Central Air Conditioning, Gas Forced-Air, Gas Water Heater

**More Information...**Utilities: Ameren- Electricity; City-Gas, Water, Sewer, Trash (Utilities vary by usage); additional lots at corner of North St. and Main St.

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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