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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



COMMERCIAL PROPERTY

211 Helck St.

Grayville, IL 62844

Asking Price: \$700,000

Information About Listing

County	White
PIN	05-29-200-009
Lot Size m/l	1.54 +/- Acres
Property Type	Commercial/Established Business
Property Taxes m/l	\$10,992.26 (NO exemptions)
School District	Grayville CUSD #1
Water and Sewer	City
Utilities	Electricity: \$537.50 (Wayne-White); City Bill (Gas, Water, Sewer): \$740.00

Notes

Property Information...built during the first half of 2016 and opened to the public on July 1st, 2016; located in the I-64 Plaza, south of Grayville (TIF District and Enterprise Zone); app. 320' of Illinois frontage along Illinois Route 1, just north of the I-64 on/off ramps; 140'x176' concreted area (property was lime stabilized by Mt. Carmel Stabilization Group prior to concrete work, 5% at 16"); Nuforms of Iowa poly poured wall building; 3-phase pad mount transformer; schedule 80 conduit; SQD panel and breakers; Lithonia LED lighting package; all copper plumbing; 2 boilers; heated concrete in bays and aprons; 1 automatic bay (16'x45'); 3 enclosed self-serve bays (16'x30'); 1 open self-serve bay for RV's and semis; 4 D&S vacuums; 15'x45' equipment/mechanical room; Huron Valley support equipment (water softening and reclaim water system); D&S i5000 touchless automatic package (extra i5000 gantry, rebuildable core); Hamilton Goldline ACW with credit card interface (cashiers and vendors packages); NVR IP camera system; miscellaneous parts, including hoses, swivels, fittings, brushes, etc.

Financials are available for review for serious inquiries only AFTER proof of funds are provided to listing agent!!!

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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