



“See the difference **INTEGRITY** makes!”

**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**

927 N. Court St.

Grayville, IL 62844

**Asking Price: ~~\$85,500~~**

**Reduced: \$78,500**

### Information About Listing

County	Edwards
PIN	15-17-427-001
Lot Size <b>m/l</b>	1.04 +/- Acre
Property Type	Commercial
Property Taxes <b>m/l</b>	\$1,468.10 (no exemptions, at current assessed value)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

**More Features...** 125-amp electrical service on breakers; 54'x30' post-frame building with corrugated steel roof and siding, concrete floor throughout; 29'x17'8" finished shop area, insulated (partial spray foam); 12'8"x6'4" half bathroom in shop area; 20-gallon, electric water heater; gas space heater; foil-backed insulation in garage area; 10'x8' insulated, overhead garage doors (x2); 10'x12' covered back porch/lean-to; previous mobile home hook-up area with concrete piers and old service pole;  
**TIF District and Enterprise Zone (detailed information available from Grayville City Hall)**

**Utilities...** Ameren: \$55.00 per mo. (electricity); City Bill: \$68.84 per mo. (gas, water, sewer)  
**UTILITY BILLS WILL VARY WITH USAGE...THIS PROPERTY IS NOT USED DAILY!!!**

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](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)