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## **COMMERCIAL PROPERTY**

416 E. North St.

Grayville, IL 62844

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

### Information About Listing

County	White
PIN	05-21-104-001; 002; 003; 004; 005; 006; 007
Lot Size <b>m/l</b>	1.06 +/- Acre TOTAL
Property Type	Commercial
Property Taxes <b>m/l</b>	\$1,749.12 TOTAL (7 parcels, no exemptions, at current assessed value)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

**Blue Building/Restaurant...**34'x40', 1,360 sq. ft. building, slab foundation with concrete floor throughout; “Goodman” HVAC system (central AC and gas FA furnace, appears to be newer); corrugated metal ceiling with exposed duct work

**Items Included...**ALL TRADE FIXTURES AND RESTAURANT EQUIPMENT INCLUDED AT LIST PRICE!!!

**White Building/Shop/Garage...**24'x30', 10'x7' overhead insulated garage door, concrete floor; finished area with half bath and 40-gallon gas water heater (2009), fish cleaning area with work tables, sinks, and floor drains

**More Information...**Utilities: Ameren Illinois - Electricity; City Bill - Gas, Water, Sewer (no utility averages available due to recent vacancy); **TIF District and Enterprise Zone (detailed information available from Grayville City Hall)**

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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