



“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

19 W. Main St.

Albion, IL 62806

**Asking Price: ~~\$40,000~~**

**Reduced: \$37,500**

### Information About Listing

County	Edwards
PIN	10-02-429-008
Lot Size <b>m/l</b>	27.4'x240.79'
Property Type	Commercial Building
Property Taxes <b>m/l</b>	\$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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