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## **COMMERCIAL PROPERTY**

122 S. Court St.

Grayville, IL 62844

**Asking Price: ~~\$109,900~~**

**Reduced: \$104,900**

### Information About Listing

County	White
PIN	05-20-234-016; 017
Lot Size <b>m/l</b>	0.176 Acre
Property Type	Commercial
Property Taxes <b>m/l</b>	\$3,628.88 (estimated with no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

**Room Dimensions**—Reception/Office 1 (NE): 14'4"x13'; Drive-up Window Area: 6'x10'8"; Office 2 (NW): 10'7"x9'11"; Office 3/Communications Hub (SW): 9'8"x9'3"; Office 4 (SE): 15'8"x15'10"; Conference Room: 23'x19'2"; Kitchenette Area: 8'5"x6'; Half Bathroom (Handicap/ADA Compliant): 7'9"x5'9"; Storage Closet: 2'4"x6'

**Property Information**—200-amp electrical service on breakers; architectural shingle roof (age?); 1,913 square feet; originally built in 1980's with addition in 2000-2001; concrete slab foundation; "Carrier" gas forced air efficiency furnace; 30-gallon electric water heater; central air conditioning; carpet and ceramic tile throughout; drive-up window; commercial grade windows; oversized, commercial entry doors; insulated ductwork with ceiling registers; GENERAC Guardian Series 17kw gas generator; Clearwave fiberoptic internet available with existing infrastructure; 10'x6' covered front porch (concrete); large concrete parking lot; nice concrete sidewalks, curbing, and landscaping

**Additional Information**...Included in the TIF District and Enterprise Zone; situated on the corner of Court Street (IL Route 1) and South Street with approximately 100' of highway frontage...**EXCELLENT VISIBILITY AND LOCATION!!!**

**Utilities:** Electric—Ameren; City Bill—gas, water, and sewer (trash separate for commercial) **MONTHLY UTILITY AVERAGES UNAVAILABLE**

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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