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## **COMMERCIAL PROPERTY**

927 N. Court St.

Grayville, IL 62844

**Asking Price: ~~\$78,500~~**

**Reduced: \$68,500**

### 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**

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