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**51 West Main Street, Albion, IL 62806**

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## **COMMERCIAL BUILDING**

295 E. Walnut St.

Albion, IL 62806

**Asking Price: \$72,500**

### Information About Listing

County	Edwards
PIN	10-01-356-003
Lot Size <b>m/l</b>	0.41 +/- Acre Total, Irregular
Property Type	Commercial
Property Taxes <b>m/l</b>	\$1,786.66 (w/ NO exemptions at current assessment)
School District	Edwards County CUSD #1
Water	City
Sewer	City

### Notes

**Dimensions**—Original Building: 50'x50', built in 1936 (???), basement; Addition: 25'x50', built in 2012, poured concrete slab

**Items Included**—All Permanent Fixtures; Central AC/Furnace/HVAC system and components; Built-ins; etc.

**Additional Information**—Utility Averages: Ameren (electricity)—\$357.00; Consumers (natural gas)—\$100.92 **UTILITY AVERAGES WILL VARY BASED ON USAGE!!!**

**THIS PROPERTY IS OFFERED “AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY.”**

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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