



“See the difference **INTEGRITY** makes!”

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

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## COMMERCIAL PROPERTY

9 W. Main St.

Albion, IL 62806

**Asking Price: ~~\$49,500~~**

**Reduced: \$47,500**

### Information About Listing

County	Edwards
PIN	10-02-429-011
Lot Size <b>m/l</b>	20'x129.4'
Property Type	Commercial Building
Property Taxes <b>m/l</b>	\$979.60 (at current assessment w/ no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

### Notes

**Dimensions...**Main/Front Room: 16'10"x55'8"; Handwashing Area w/ large sinks: 7'4"x11'; Large Storage Closet: 14'2"x5'8"; Half Bathroom: 6'6"x5'7"; Partial Basement Area: 17'2"x58'8"; Back Portion (street level): 18'4"x43'10"; Back Portion (2nd floor): 18'4"x34'10"

**More Features...**2,320 TOTAL square feet; 100-amp electrical service on breakers (2016); brick/block/masonry construction; basement and crawlspace; gas FA furnace (Coleman, 2016); central AC (Coleman, 2016); 19-gallon electric water heater (AO Smith, 2016); updated in 2016 including heating and air (including ductwork), wiring, plumbing, drywall, insulation, drop ceiling, flooring, fixtures, roof (front portion), and front façade repainted (front portion of building ONLY); back portion of building is set up as a 2-story unit with gable roof, older asphalt shingles (unfinished)

**Utilities:** Electric: \$109.00 (Ameren); Gas: \$70.09 (Consumers); **Monthly utility averages will vary with use.**

**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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