



"See the difference **INTEGRITY** makes!"

51 West Main Street, Albion, IL 62806

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MIXED-USE PROPERTY

506 CR 1375 N

Albion, IL 62806

Asking Price: ~~\$250,000~~

Reduced: \$105,000

Information About Listing

| | |
|---------------------------|---|
| County | Edwards |
| PIN | 07-12-100-005 |
| Lot Size m/l | 10 +/- Acres |
| Property Type | Commercial (RE only) |
| Property Taxes m/l | \$1,946.88 (with no exemptions at current assessed value) |
| School District | Edwards County CUSD #1 (AGS) |
| Water and Sewer | Ellery Rural Water Corp. |
| Utilities | Electricity: \$100.00 (Wayne-White) ELECTRIC ONLY |

Notes

Workshop/Storage Building—78'x82'; 6,396 sq. ft.; post-frame construction; concrete floors; metal roof and siding (1967)

Office/Garage—30'x48' total; 1,400 sq. ft. total; 30'x34' garage with 2 overhead doors and concrete floors; 14'x30' office with heat pump wall unit and concrete floors; metal roof and siding (1981)

Additional details...fence around property; Wabash fiberoptic internet available

Notes...Previously, this listing included a turn-key auto salvage business, but our seller has decided make a change, so we can get the property sold quickly. Now we're offering real estate only and that comes with a significant price reduction!

**EXCELLENT LOCATION ALONG ILLINOIS ROUTE 130
NORTH OF 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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