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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~~

Reduced: \$67,500

Information About Listing

County	Edwards
PIN	10-01-356-003
Lot Size m/l	0.41 +/- Acre Total, Irregular
Property Type	Commercial
Property Taxes m/l	\$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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