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301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

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COMMERCIAL OR MIXED-USE

157 N. Eighth St.

Albion, IL 62806

Asking Price: \$120,000

Information About Listing

County	Edwards
PIN	10-02-253-010
Lot Size m/l	3 +/- Acres
Property Type	Commercial/Residential/Mixed-Use Property
Property Taxes m/l	\$1,292.10 (w/ NO exemptions at current assessed value)
School District	Edwards County CUSD #1 (AGS)
Water	City <i>see notes</i>
Sewer	City <i>see notes</i>

Notes

More Features...36'x60' post-frame building; built in 2021; 4" concrete slab floor throughout; 2,160 square feet (gross); corrugated steel roof and siding; 10'x10' overhead garage doors; 12' side walls; green house frame; ***see notes on utilities below***

Utilities...Electric: Ameren; Consumers Gas (natural gas) available; building is wired but does not have electrical service yet (appears to be wired for 200-amp, or greater, service); has roughed in plumbing but is not currently hooked up to water or sewer; portions of the building are partially insulated

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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