



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

301 ILLINOIS ROUTE 15 (WEST)

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102 E. Plum St.
Grayville, IL 62844

Asking Price: \$35,000

Information About Listing

Year Built	Unknown	County	Edwards
Type of Construction	1-Story, Frame	PIN	15-17-480-010
Square Footage m/l	1,218	School District	Grayville CUSD #1
Total Rooms	4	Heat	Gas Forced Air
Bedrooms	2	A/C	Window Unit
Bathrooms	1 Full	Water	City
Foundation	Partial Basement	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: Ameren; City Bill see notes
Lot Size m/l	50'x150' (total)	Property Taxes m/l	\$537.34 (est. w/ owner occ. ex. at current assessment)

Notes

Room Dimensions—Living Room: 20'6"x15'3"; Dining Room: 12'x11'11"; Eat-In Kitchen: 14'4"x9'2"; Kitchen Dining Area: 8'x7'; Bedroom 1: 15'x10'9"; Bedroom 2: 11'10"x15'4"; Full Bath: 6'2"x10'9"; Pass Through: 5'10"x5'10'

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; TV Antenna Tower; Window Air Conditioner; HVAC/Furnace; Existing Storm and Screens; Light Fixtures; as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof (needs repairs/replaced in some areas); hardwood and carpet flooring throughout; 40-gallon "Reliance" gas water heater; 10'x18' covered front porch; access available from Hwy 1; currently zoned as residential property

Additional Information...TIF funds *might* be available for this property but city approval would be required; Utilities unavailable due to vacancy...City (of Grayville) Bill includes gas, water, sewer, trash pickup

APPROXIMATELY 150' OF HIGHWAY FRONTAGE!!!
EXISTING ENTRANCE FROM ILLINOIS ROUTE 1!!!
(COMMERCIAL USE OPPORTUNITIES MAY BE AVAILABLE WITH POTENTIAL ZONING VARIANCE.)

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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