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301 ILLINOIS ROUTE 15 (WEST)

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INCOME-PRODUCING PROPERTY

430 Chestnut St.

AND 207 W. Fifth St.

Mt. Carmel, IL 62863

Asking Price: ~~\$134,900~~

Reduced: \$129,900

Information About Listing

Year Built	Unknown	County	Wabash
Type of Construction	2-Story, Frame	PIN	11-20-420-002
Square Footage m/l	See notes	School District	Wabash CUSD 348
Total Rooms	See notes	Heat	Gas FA
Bedrooms	5, see notes	A/C	Central and Window Units
Bathrooms	4, see notes	Water	City
Foundation	Partial, Block	Sewer	City
Garage	n/a	Average Utilities m/l	See notes
Lot Size m/l	42'x101'	Property Taxes m/l	\$2,956.30 TOTAL (NO EXEMPTIONS)

Notes

430 Chestnut St.—1 Studio apartment; two 1-bedroom and 1-bathroom apartments; additional potential apartment on the second story is currently unfinished; 1,540 square feet TOTAL

207 W. Fifth St.—Kitchen: 7'8"x10'6"; Living Room: 11'x16'; Bedroom 1: 9'x11'; Bedroom 2: 11'x14'; Bathroom: 6'x8'; 1,116 square feet

Items Included—Refrigerator, Range (in all apartments)

More Features...200-amp electrical service on breakers; asphalt shingle roof; water heater; 16'X16' covered front porch (430 Chestnut St.); walkout basement (207 W. Fifth St.); ALL FURNISHED APARTMENTS HAVE TENANTS

Utilities...Mt. Carmel Public Utilities—**utilities will vary with use!!!**

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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