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301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

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COMMERCIAL PROPERTY

915 IL RT 130

Albion, IL 62806

Asking Price: \$129,900

Information About Listing

County	Edwards
PIN	07-35-477-003
Lot Size m/l	175'x185' (app.; slightly irregular)
Property Type	Commercial/Mixed-Use Property
Property Taxes m/l	\$1,371.60 (w/ NO exemptions at current assessed value)
School District	Edwards County CUSD #1 (AGS)
Water and Sewer	City
Utilities	Elec.: \$130.00 (Ameren); Gas: \$200.00 (Consumers)

Notes

More Features...40'x60' post-frame building with concrete slab floor throughout; 11'7"x15'6" office; half bathroom; 2,400 square feet (total); metal roof and siding; two 10'x10' overhead garage doors; one 12'x12' overhead garage door; 100-amp service on breakers; "King" gas furnace; window air conditioner; 10,000lb. Rotary auto lift; 60-gallon commercial air compressor; 20'x20' carport; security system; 2'x2' section on the billboard in front of the shop; Frontier fiber internet available

Additional Information...24' storage container is negotiable; easement/fire lane for the old Burger Barn applies

EXCELLENT VISIBILITY ALONG ILLINOIS ROUTE 130!!!

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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