



“See the difference **INTEGRITY** makes!”

**301 ILLINOIS ROUTE 15 (WEST)**

**Albion, IL 62806 (618) 445-2267**

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## **COMMERCIAL PROPERTY**

**107 W. Main St.**

**Albion, IL 62806**

**Asking Price: \$325,000**

### **Information About Listing**

<b>County</b>	Edwards
<b>PIN</b>	10-02-428-009
<b>Lot Size m/l</b>	0.29 Acre
<b>Property Type</b>	Commercial Property with “Turnkey Business”
<b>Property Taxes m/l</b>	\$2,335.94 (w/ NO exemptions at current assessed value)
<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Water</b>	City
<b>Sewer</b>	City

### **Notes**

**Items Included**—“The Watering Can” gift and flower shop business includes all furniture, fixtures, equipment, inventory, supplies, and other items used in the operation of the business; A list of excluded personal property items will be prepared by the seller; ***Seller is willing to convey real estate ONLY...See Listing Agent for details and pricing.***

**Additional Information**...42’x84’ post-frame building with concrete slab floor throughout; 3,528 square feet (gross); 42’x60’ of finished space (half showroom, half prep space/work room); 42’x24’ of unfinished, “warehouse” space; “Morton” building constructed in 1999; corrugated steel roof and siding, vinyl flooring over concrete slab in showroom area; gravel parking lot with 8 spaces and additional on-street parking; 200-amp electrical service on breakers

**More Features**...42’x30’ work room; 42’x30’ show room; 9’4”x8’ office and half bathroom in workroom area; 6’x12’ walk-in cooler box (cooling unit is non-functioning, selling “AS-IS”); display coolers; 2 outside faucets (1 interior in showroom); 7’x21’ covered porch; 15’x20’ carport with attached 12’x8’ shed

**TURNKEY BUSINESS OPPORTUNITY, EXCELLENT LOCATION, HIGH VISIBILITY!!!**

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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