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COMMERCIAL PROPERTY

107 W. Main St.

Albion, IL 62806

Asking Price: ~~\$310,000~~

Reduced: \$250,000

Information About Listing

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

Notes

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"); 2 outside faucets (1 interior in showroom); 7'x21' covered porch; 15'x20' carport with attached 12'x8' shed

EXCELLENT LOCATION WITH 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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