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301 ILLINOIS ROUTE 15 (WEST)
Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Rhonda Colyer (618) 445-1527
Lyndell Rice (618) 384-6563
Cory Ristvedt (618) 839-5999

Tina Wells (618) 599-0186
Cindy Hodgson (618) 384-8594
Morgan Quillen (618) 838-2806



COMMERCIAL PROPERTY

135 Koehler St.

Grayville, IL 62844

Asking Price: \$175,000

Information About Listing

County	White
PIN	05-29-200-041 and 05-29-200-042
Lot Size m/l	5 +/- Acres TOTAL
Property Type	Vacant Commercial Lot/Building Site/Parking Lot
Property Taxes m/l	\$2,320.96 (w/ NO exemptions at current assessed value)
School District	Grayville CUSD #1
Water	See notes
Sewer	See notes

Notes

Legal Description: PT NE SEC 29 TWP 03 RNG 14 L4 SUB OF I-64 PLAZA N PT OF L4 SUB NE/4; NE SEC 29 TWP 03 RNG 14 L4 SUB OF I-64 PLAZA N PT OF L4 SUB NE/4

More Details... Situated in the bustling Grayville I-64 Plaza, offering an excellent location for a new business, commercial development, or business expansion; Located just south of Grayville and north of the Interstate 64 on/off ramps, with excellent visibility and convenient access to Illinois Route 1 and Interstate 64; Large existing parking area with concrete curbing; Currently zoned commercial, but a variance for light industrial use may be available; City utilities, including water, sewer, and natural gas, as well as Wayne-White Electric service are available nearby (**NO utility hookups are currently connected to the property**); Municipal seller (City of Grayville) will consider subdividing the property for the right business or businesses—incentives may be available (see listing agent for details); Located within the TIF District and Enterprise Zone—detailed information is available through Grayville City Hall

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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