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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

906 S. Court St.

Grayville, IL 62844

Asking Price: \$99,900

Information About Listing

County	White
PIN	05-20-477-002 and 05-20-477-008
Lot Size m/l	5.09 +/- Acres TOTAL
Property Type	Commercial Building/Property
Property Taxes m/l	\$2,123.22 TOTAL (w/ NO exemptions at current assessed value)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

Building—36'x64' post frame building; 2,304 square feet; steel roof and siding; 100-amp electric service on breakers; concrete floor; office space; two 12' x 10' overhead doors; one 10' x 10' overhead door; 12' side walls; spent oil heater in shop area; 12'x32' lean-to w/ concrete floor; large concrete apron/approach on south side of building

More Details...Situated just north of 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; Currently zoned commercial, but a variance for light industrial use may be available; Located within the Business District—detailed information is available through Grayville City Hall; 6,250 daily vehicle count (IDOT)

**APPROXIMATELY 1,127' OF HIGHWAY FRONTAGE
 ALONG ILLINOIS ROUTE 1!!!**

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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