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51 West Main Street, Albion, IL 62806

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COMMERCIAL PROPERTY

437 IL Rt. 15

Albion, IL 62806

Asking Price: \$95,000

Information About Listing

County	Edwards
PIN	03-1-008-02
Lot Size <i>m/l</i>	1.51 Acres
Property Type	Commercial Building and Business
Property Taxes <i>m/l</i>	\$4,553.10 (no exemptions/at current assessment)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

Building Details: 80'x166' metal frame building on concrete slab; built in 1962; current use: Albion Bowling Center; 12 bowling lanes; snack food sales/shoe rental area; large, open seating/activity area; separate restrooms for men and women; Storage lockers; small attic/storage space above bowling machines; 2 forced-air gas furnaces; 2 central air units; 6 gallon electric water heater in snack area; 3-phase electrical service; roof patched in Spring of 2017 for leaks

Items Included: all trade fixtures and business items including dining tables, seating, bowling units, balls, pins, and lane maintenance items

Items NOT Included: Phoenix lane oiling machine (another lane oiling machine will be provided); ball-drilling equipment; bowling machine fronts may be switched out; blue shed/carport; Current existing video games, pool tables, Coca-Cola soda fountain and refrigerator, sticker and gumball machines are all vendor-owned (current vendors would be open to continuing with new owners)

Special Note: *Albion Bowling Center was previously approved for a liquor license (beer and wine coolers only) by Albion City Council.*

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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