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**COMMERCIAL PROPERTY:
RESTAURANT AND RENT HOUSE**

826 N. Court St.

Grayville, IL 62844

Asking Price: \$250,000

Information About Listing

County	Edwards
PIN	06-2-020-01 (Restaurant); 06-2-020-11 (Rental)
Lot Size m/l	182.5'x150' Total (3 Lots)
Property Type	Commercial Building and Business (w/ Rent House)
Property Taxes m/l	\$4,193.30 Total (no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

Restaurant Details: Built in 2015; 30'x50' w/ 16'x30' add.; Frame construction on concrete slab; Gas FA and split unit heating; Central AC; Gas water htr.; 400-amp elec. service (Ameren, 2-200 amp boxes); Men's and Women's restrooms; 6'x50' covered front porch; Corrugated steel siding and roof; City of Grayville for gas, water, sewer, and trash; Main Dining room: 32'x29'2" (seats 61 guests); Dining/Banquet room: 15'7"x24' (seats 45 guests)

Items Included: all trade fixtures and restaurant/business items including dining tables, seating, service, utensils, food prep., appliances, etc.

Items NOT Included: personal effects, some décor, office items—soda cooler, soda dispenser, and coffee maker are vendor-owned

Rent House Details: 110 W. Martin St., Grayville; Age unknown; 1-story, frame construction; 1008 square feet; 4 rooms, 2 bedrooms, 1 bathroom; 1-car attached garage; gas FA furnace; central AC; electricity avg. \$58.00 (Ameren); city bill \$75.00 (Grayville-gas, water, sewer, trash); partial basement

Room Dimensions: Kitchen 10'7"x15', BR1 15'5"x13'3", BR2 15'x7', Bathroom 7'6"x7', Living Room 15'2"x25', Enclosed Back Porch 7'2"x5'5"

Items Included: refrigerator, oven/range, tacked down carpeting, built-ins, ceiling fans, planted vegetation, storms/screens, HVAC, light fixtures, etc.

Other Features: Triple Corner Lot with 182.5' of Highway 1 Frontage; 18'x30' Detached Garage with 12'x30' lean to

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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