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51 West Main Street, Albion, IL 62806

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## COMMERCIAL PROPERTY

117 N. Main St.

Grayville, IL 62844

**Asking Price: \$195,000**

### Information About Listing

County	White
PIN	05-20-233-009, 05-20-233-012, 05-20-233-011, 05-20-233-004, 05-20-233-003, 05-20-233-002
Lot Size <i>m/l</i>	.72 Acre (total)
Property Type	Commercial
Property Taxes <i>m/l</i>	\$2,504.00 total 6 parcels (parcel w/ restaurant and apartment has owner occ. exempt.)
School District	Grayville CUSD #1
Water	City
Sewer	City

### Notes

#### Mixed use: Commercial/Residential

Restaurant: 3500 sq. ft, brick/block building, slab foundation; 90-seat main dining room, 30-seat back room (secondary dining/banquet room); large parking area with room for expansion; Roof replaced 2011(?); Central Air Conditioning, Gas Forced-Air Heat, Gas Water Heater

Items Included: trade fixtures, tables, seating, décor; entire HVAC system; walk-in cooler; ALL food prep equipment, including 2 grills, steam table, double fryer, and utensils...ALL TRADE FIXTURES AND EQUIPMENT INCLUDED AT LIST PRICE!!!

Apartment/Storage Building: 2,100 sq. ft, post/frame, basement foundation; Apartment features 2 bedrooms and 1 full bath; Central Air Conditioning, Gas Forced-Air, Gas Water Heater

Additional lots at corner of North St. and Main St.

Utilities: Ameren- Electricity; City-Gas, Water, Sewer, Trash (Utilities vary by usage)

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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