



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer: (618) 302-0325

Rhonda Colyer, Broker: (618) 445-1527

Tina Wells, Broker: (618) 599-0186



COMMERCIAL PROPERTY

121 N. Main St.

Grayville, IL 62844

Asking Price: \$100,000

Information About Listing

County	White
PIN	05-20-233-01
Lot Size m/l	50'x143'
Property Type	Commercial
Property Taxes m/l	\$1,510.16 (no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

Built around 1940; Concrete slab foundation with concrete outer walls; 3,205 total sq. ft.; Gas FA heating; 3 Window units for AC; Gas water heater; **Restaurant (Front):** 550sq. ft.; Kitchen: 18'x19'; Family bathroom: 9'x7'.6"; **Bar (Back):** 45'x34'; Men's Bathroom; 8'x10'; Ladies' Bathroom: 8'x10'; Beautiful original ceiling in back; All bathrooms are new, with new plumbing and electric; All construction in back was added 2015-2016

Items Included: trade fixtures and equipment, furniture and permanently attached items; 2 beer coolers and freezer in kitchen (do not work)

Items NOT Included: entertainment system on stage; personal property in office including sofa, computer; current existing pool table, gaming, ATM and other machines, projector and screen are all vendor-owned

Utilities: Electricity (Ameren): \$430.00 monthly; City Bill (gas, water, sewer, trash): \$165.93 (**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**

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells