



“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

22 W. Main St.

Albion, IL 62806

Asking Price: \$59,000

Information About Listing

County	Edwards
PIN	03-2-019-07
Lot Size m/l	42'x92.25'
Property Type	Commercial Building
Property Taxes m/l	\$1,089.12 (with no exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	City
Sewer	City

Notes

Building Details: Block construction on concrete slab with brick veneer; Built in 1961; Previous location of Quality Cleaners and Bark Avenue; *Electric (Ameren) \$71.00, Gas (Consumers) \$50.00 (Utility bill averages are for previous 12 months with some vacancy...Will vary with usage;* Gas F/A heat and Central AC; 50-gallon Electric water heater; 200 amp electrical service on breakers; 1 Half Bath

Room Dimensions: Room 1: 16'5"x8'9"; Room 2: 12'x16'5"; Room 3: 24'4"x16'5"; Half Bath: 4'5"x5'9"; Storage Room: 9'11"x16'x5"

Items Included: Detached Double Carport (18'x18')

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