



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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206 W. North St.
Grayville, IL 62844

Asking Price: ~~\$24,900~~

Reduced: \$21,900

Information About Listing

Year Built	Unknown	County	White
Type of Construction	2-Story Frame	PIN	05-20-207-016
Square Footage m/l	2400 (approximate)	School District	Grayville CUSD #1
Total Rooms	8	Heat	Gas Forced-Air (TRANE; age unknown)
Bedrooms	3-4	A/C	Central Air (Comfortmake; age unknown)
Bathrooms	1-Full; 1-3/4; 1-Half	Water	City
Foundation	Basement	Sewer	City
Garage	n/a	Average Utilities m/l	Electricity: Ameren; City Bill (averages unavailable due to vacancy)
Lot Size m/l	50'x150'	Property Taxes m/l	\$1,566.14 (w/ owner occupied exemption)

Notes

Room Dimensions—Main Floor: Entry Way: 10'9"x12'9"; Living Room: 27'7"x18'11"; Dining Room: 11'4"x13'10"; Kitchen: 15'5"x8'7"; Bedroom 1: 15'3"x15'6"; Half Bath: 3'x5'; 3/4 Bath: 10'4"x9'4"; **Upstairs:** Bedroom 2: 11'1"x15'2"; Full Bath: 7'1"x9'; Bedroom 3: 11'1"x10'; Kitchenette 9'3"x7'9"; Bedroom 4: 13'x17'6"

Items Included—Range; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Ceiling Fans; Window Air Conditioners; Existing Storm and Screens; Light Fixtures, as they exist

More Features...s2-100 amp breaker boxes (updated in 2010); Richmond 40-gallon gas water heater; MIXED USE: single family residence or duplex (with kitchen upstairs); original wood trim/doors/floors with lots of character; beautiful staircase; transoms above some doors; vinyl siding; asphalt shingle roof

***GREAT PROJECT HOME OR INVESTMENT OPPORTUNITY
WITH INCOME POTENTIAL!!!***

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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