



“See the difference **INTEGRITY** makes!”

51 West Main Street, Albion, IL 62806

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COMMERCIAL PROPERTY

506 CR 1375 N

Albion, IL 62806

Asking Price: \$250,000

Information About Listing

County	Edwards
PIN	07-12-100-005
Lot Size m/l	10 +/- Acres
Property Type	Commercial/Established Business (Markman's Auto Parts)
Property Taxes m/l	\$1,946.88 (with no exemptions at current assessed value)
School District	Edwards County CUSD #1 (AGS)
Water and Sewer	Ellery Rural Water Corp.
Utilities	Electricity: \$100.00 (Wayne-White) ELECTRIC ONLY

Notes

Workshop/Storage Building—78'x82'; 6,396 sq. ft.; post-frame construction; concrete floors; metal roof and siding (1967)

Office/Garage—30'x48' total; 1,400 sq. ft. total; 30'x34' garage with 2 overhead doors and concrete floors; 14'x30' office with heat pump wall unit and concrete floors; metal roof and siding (1981)

Items included: Deutz 7085 tractor with loader (needs clutch work); salvage vehicles (approximately 300); engines; transmissions and parts inventory

Additional details...fence around property; Wabash fiberoptic internet available

**EXCELLENT LOCATION ALONG ILLINOIS ROUTE 130
 NORTH OF ALBION!!!**

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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