



ALDRICH REALTY

103 W. Main St., Ste. #2, Oblong, IL 62449 (618)592-3118 bus (618)592-4089 fax

Listing #3

Commercial



Address: 115 S. Main St., Palestine
Price: ~~\$68,000~~ w/business
~~\$65,000~~ w/out business
REDUCED: ~~\$62,500~~ **\$58,000**
Owner: Janet Fuller
Listing Agent: Bill Aldrich
Yr Built Apx: 1900 +/-
Sq Ft Apx: 2,511 +/- 682 +/-
Upper level Sq Ft Apx:
Legal Description:
N 3'8" Lot 105 + S 1/3 Lot 98

Kitchen: has w/d hook up, no appliances
Bathroom: full bath, bath tub, no shower
Front area: Open with high ceilings, beautiful skylights, stairs going up to the upper open level.
Living Room: carpeted w/ wood burning fireplace
Heat: boiler, apx age 1987
Cooling: a/c
Electrical: fuses
Hot water heater: 40 gal
ATD Security System: not currently in use but can be switched to new owners
Taxes / year: \$621.26 / 2008
Tax ID #: 06-4-34-044-059-000

Features: Still has an old safe from when it used to be a bank. Stays cool in the summer with out using the a/c. Property goes straight back to the alley. Very unique historical building. There is a living room in the back NW corner with wood burning fireplace. They have not used it. Wiring and plumbing has some updates. There is a stair case leading to the upper open level.

Note: Business is closed. Selling building only. Newer roof still under warranty.

Showing instructions: Currently being rented as residential. 24 hr notice or more

R2.7 ***All information believed correct but not warranted.**