Property COMMERCIAL **Statu** Active **CDO** 2 **DOM** 2 **Auctio** No

MLS 202619007 1 W Main Street Albion IL 62806 **Stat** Active **L** $287,500

Are Edwards County (IL) **Parcel ID** **Typ** Restaurant/Bar
Cross Street **Ag** 1
REO N **Short Sale** No
Legal AL-2,Q ,S ,T ,R ,L001,B00Q,P200 ORIG PLAT N80' OF E21 1/2' LOT 1
Direction Located on the northwest corner of Main Street and 5th Street in downtown Albion. Property fronts

Inside City **City** **County** **Zoning**

Remarks Great investment opportunity in the heart of downtown Albion! This mixed-use property features a beautifully maintained restaurant space on the main level and a stylish upper-level Airbnb/apartment offering 2-3 bedrooms and 1 full bath. Both levels have been nicely updated and are move-in ready. The restaurant includes seating, equipment, 2 half baths, vinyl plank flooring installed in 2023, and a tankless water heater added in 2025. Upstairs features a comfortable and inviting living space with new washer and dryer included. Separate meters provide added flexibility for owners and tenants. Major updates include roof replacement in 2021, downstairs AC in 2025, and replacement windows. Excellent Main Street location directly across from the town square with convenient on-street

Agent Remarks

Se **L** **Townshi** Other **Lot** 0.0400 / 1,742 / 21ft x 82ft **Sr**
Year 1900 **Ag** 126 **Ne** No **Years** **Exterio** Brick **Foundatio** None
Const Brick **Total #** 1 **Stories** 2.0 **Total** 3
Bldg #1 Total Above Gd 3,516 **Total Below Gd** 0 **Story** 2 **Finished Office** 0
Bldg #2 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Bldg #3 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Location **Fire** City **Fire** No

Bldg Height
Interior Drywall
Flooring Vinyl
Road City
Currently Lsd No

Roof Material Shingle
Ceiling Height 9ft
Parking Paved, Public, Street
Equipment Yes
Enterprise No

Int Height 9ft
Column 0
Water City
Well Type
Sewer City
Fuel / Heating Conventional
Cooling Central Air
Burglar Yes
Channel
Water Frtg

SALE INCLUDES Building
SPECIAL FEATURES Living Space

Water
Water Features
Water
Lake Type

Auctio No **Auctioneer Name** **Auctioneer License #**
Occupancy **Owner**
Financin **Existing** **Proposed** **Excluded** None
Annual $4,543. **Exemption** **Year Taxes Payable** 202 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possessio** Negotiable
List DHI Realty Inc - office: 618-240-1346 **List Agent** Brandon Hodgson - Cell: 618-263-8622
Agent ID RB19000814 **Agent** dhirealty@gmail.com
Co-List **Co-List Agent**
Showing Instr Contact Listing Agent
List Date 5/18/202 **Exp Date** 11/18/20 **Publish to** Yes **Show Addr to** Yes **Allow AVM** Y **Show** Yes
IDX Y **Contract Type** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer **Seller Concession**
Virtual Unbranded Virtual Tour **Type of**
Pending **Closing** **Selling** **How** **CDO** 2
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Brandon Hodgson - Cell: 618-263-8622 / DHI Realty Inc - office: 618-240-1346

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