

Customer w/Gallery

<b>Commercial</b> <b>6183608 Active</b>	<u><a href="#">511 W Jefferson Ave</a></u> <b>Effingham, IL 62401</b>	(2)	<b>L\$89,900</b> <input checked="" type="checkbox"/>
	<b>County:</b> Effingham <b>Lake/ Name:</b> No <b>Business Name:</b> <b>Zoning:</b> COM <b>Commercial Type:</b> <b>Available for Lease:</b> <b>Leased:</b> No <b>Acres Apx:</b> .14 <b>Lot SF:</b> 6,098 <b>Apx Lot Dim:</b> <b>Water:</b> City <b>Sewer:</b> City <b>REO:</b> No	<b>Year Built:</b> 1900  <b>Taxes/ Yr:</b> \$1,822/ 2016 <b>Tax ID:</b> 03-16-030-031 <b>Gross Income:</b> <b>Net Income:</b> <b>Tot. Exp. Apx.:</b> \$ <b>Protect Period:</b>  <b>Business Only:</b> <b>CFD Available:</b> No <b>Covenants/Restrict:</b> No	
	<b>Road Frontage:</b> 50 <b>Levels No.:</b> 2 <b>OH Doors:</b> 0 <b>Gas Avail.:</b> <b>SF Building:</b> <b>SF Whse Apx.:</b> 0	<b>Loading Docks:</b> 0 <b>Drive -in Doors:</b> 0 <b>OH Door Hgt:</b> <b>Gas Avg/Mo:</b> <b>SF Office Apx.:</b> 1,308 <b>Total SF Apx.:</b> 1,308	<b>Parking Space:</b> <b>Ceiling Height:</b> <b>Roof:</b> <b>Elec/Nat. Gas Avg.:</b> <b>SF Manuf.:</b> 0 <b>SF Source:</b> Courthouse
<b>Features Exterior:</b> Asphalt Parking , Outdoor Sign , Sidewalks , Street Lights , Traffic Count Avail <b>Amenities:</b> Parking-On Site <b>Bsmt/Found. Type:</b> Basement , Partial , Unfinished <b>Exterior Appear.:</b> Brick , Vinyl , Wood			
<b>Business Type:</b> Office , Retail <b>Landlord Pays:</b> None <b>Cooling:</b> Central , Wall <b>Electric:</b>			
<b>Remarks:</b> Lots of potential! Located on a busy corner, this commercial building has great visibility with 4,800 vehicles per 24 hours on Jefferson St. and another 4,900 vehicles per 24 hours on Maple Street. This commercial building includes some nice crown molding and beautiful pocket doors in the show room, plenty of storage with a 812' unfinished basement, an upper level that was used for an apartment in the past & a single-car garage that can be removed for extra parking if needed.			
<b>Directions:</b> Corner of Jefferson Ave and Maple Street <b>Legal:</b> LOT 3 WENTHE SUB OF LOTS 4,5,6,7 & 8 WESTERN ADD 2912/50 2462/206 1510/167 633/333			
<b>PREPARED BY</b>			
	<b>Deborah Sanders</b> <b>Coldwell Banker/ First Realty</b> <b>901 N. Keller Dr.</b>  <b>Effingham, IL 62401</b>	<b>Agent Cert. :</b> Managing Broker <b>Email :</b> <a href="mailto:debsanders@consolidated.net">debsanders@consolidated.net</a> <b>Direct Ph# :</b> (217) 342-2775 <b>Other Ph# :</b> (217) 254-2416 <b>Fax Ph# :</b> (217) 347-5726	
<a href="http://www.effinghamhomesearch.com">http://www.effinghamhomesearch.com</a>			
Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. <a href="http://www.deccimls.com">www.deccimls.com</a> Copyright 2018 08/17/2018 02:25 PM			

**Photo Gallery List# C6183608AC**



Copyright 2018 Decatur & Central, IL MLS. 08/17/2018 02:25 PM