

Customer w/Gallery

Commercial
6184694 Active**410 W Fayette Ave**
Effingham, IL 62401**L\$535,000** 

County: Effingham
Lake/ Name: No
Business Name:
Zoning: COM
Commercial Type:
Available for Lease:
Leased: No
Acres Apx: .17
Lot SF: 7,405
Apx Lot Dim:
Water: City
Sewer: City
REO: No

Year Built: 1928
Taxes/ Yr: \$9,317/ 2016
Tax ID: 0316030001
Gross Income:
Net Income:
Tot. Exp. Apx.: \$
Protect Period:
Business Only:
CFD Available: No
Covenants/Restrict: No

Road Frontage: 100
Levels No.: 1
OH Doors: 5
Gas Avail.:
SF Building:
SF Whse Apx.: 0

Loading Docks: 0
Drive -in Doors: 0
OH Door Hgt:
Gas Avg/Mo:
SF Office Apx.: 0
Total SF Apx.: 5,821

Parking Space:
Ceiling Height:
Roof:
Elec/Nat. Gas Avg.:
SF Manuf.: 0
SF Source: Courthouse

Features Exterior: Concrete Parking , Security System , Sidewalks , Street Lights , Traffic Count Avail
Amenities: Air Cond , Alarm System , Handicap Access , Sprink Sys-Dry
Bsmt/Found. Type: Slab
Exterior Appear.: Steel

Business Type: Other
Landlord Pays: None
Cooling: Central
Electric: 3 Phase

Drive Construct.: Concrete
Roof: Metal
Heat: Forced Air , Gas , Radiant Heat
Water Heater: Gas

Remarks: This is every auto enthusiast's dream! This impressive restoration shop was totally remodeled in 2015 from top to bottom and it has great visibility with a traffic count of 18,700 vehicles per 24 hours on Fayette Avenue and another 1,750 vehicles on Walnut Street. This 5,821' building includes: A 1680 sq. foot showroom with an epoxy floor, a handicap bath, a 13 x 12 office, a 80 x 6 storage room, a phone & security system, a gas furnace & central air. The 2389' garage includes: a radiant tube heater; 5 overhead doors with openers; two 2-post lifts, two 4-post lifts equip with air hose & electric lines; two 5,000 lb.hoist; an air compressor new in 2017 and a storage room with shelving; (the blast cabinet and the wheel tire change & balancer are negotiable). The 1701' body shop includes: a second air compressor that was new in 2017; a Polar prep-station that includes lights, a down draft system and a heavy duck work system; a Polar Spraymaster 3000 spray booth that includes a down draft system with fire suppression and a 1.5 billion BTU heater. The insulated roof over the showroom & garage was new in 2016. The corner IGA sign has a rent exchange that includes the five extra parking spots on the IGA lot that are located on the north side of this building.

Directions: Corner of Fayette Avenue and Walnut

Legal: LOT 6 BLK 8 & PT LOT 7 BLK 8 WESTERN ADD 3069/19 1281/163 1281/16 1185/94 953/307

PREPARED BY

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<http://www.effinghamhomesearch.com>

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