


****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial 6130674 Active DOM/CDOM: 0/0		3001 S Banker Effingham, IL 62401		L\$269,900 <input type="checkbox"/> Orig. Price: \$269,900
	County: Effingham	Year Built: 1979		
	Lake/ Name: No/ Business Name: Zoning: M-1 Commercial Type: Lease: Leased: No Acres Apx: .43 Lot SF: 18,730 Water: City Sewer: City REO: No Listing Type: Excl Right to Sell	Taxes/ Yr: \$4,606/ 2012 Tax ID: 1410005026 Gross Income: Net Income: Tot. Exp. Apx.: \$ Protect Period: Business Only: CFD Available: No Covenants/Restrict: Yes		
Previous Next				
Road Frontage: 400 Levels No.: 1 OH Doors: 0 Gas Avail.: Yes SF Building: SF Whse Apx.: 0	Loading Doors: 0 Drive -in Doors: 0 OH Door Hgt: Gas Avg/Mo: SF Office Apx.: 74 Total SF Apx.: 1,816	Parking Space: Ceiling Height: Roof: Elec/Nat. Gas Avg.: SF Manuf.: 0 SF Source: Appraiser		
Features Exterior: Asphalt Parking , Outdoor Sign , Sidewalks , Smoke Alarms Amenities: Air Cond , Handicap Access , Handicap Design , Parking-On Site Bsmt/Found. Type: Slab Exterior Appear.: Vinyl				
Business Type: Office , Other , Restaurant , Retail Landlord Pays: None Cooling: Central Electric: 3 Phase		Drive Construct.: Asphalt Roof: Metal , Rubber Heat: Forced Air , Gas Water Heater: Gas		
Remarks: Endless possibilities! Talk about location, this 1816 sq. foot commercial building has it! Located across from McDonalds on the South/ west corner of Banker St. and Jaycee Avenue, this commercial building has a lot of visibility with a traffic count on Banker Street at 12,400 vehicles per 24 hours and Jaycee Ave with 5450 vehicles per 24 hours. Perfect for another restaurant or retail space, this commercial building includes: an asphalt parking lot with 27 spaces & one handicap parking space, 2 handicap accessible baths, an office, a drive up window, a lighted sign next to Banker St. (The Taco Rail panel will remain with the seller.) storage & more! The restaurant equipment is negotiable.				
Directions: South on Banker St. Property located on the south/west corner of Banker & Jaycee Avenue. Legal: Pt NW NE Lot 1 Four Seasons Commercial subd.				
List Off: Coldwell Banker/ First Realty Phone/Fax: (217) 342-2775 / (217) 347-5726 Co-Listing Firm:		List Agt: Deborah Sanders - Managing Broker LA Email: debsanders@consolidated.net Co-List Agt:		
		Min. CC: .3 LA Cell: (217) 254-2416 LA Phone: (217) 342-2775		
Agent Remarks: Showing Instruct.: Call office Lock Box/Code: None				
		Internet Display: Yes		
List Date: 11/26/2013 Expire Date: 05/26/2014 Owner Name: Lila & Partick McWhorter Org LA: Deborah Sanders		Agent Owned: No Pend Date: Second Owner: Org SA:		
		Possession: At Close Orig List \$: \$269,900		
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