

Commercial 6171175 Active DOM/CDOM: 0/164		8 N Third Altamont, IL 62411		L\$259,900 <input type="checkbox"/> Orig. Price: \$259,900	
	County: Effingham		Year Built: 1960		
	Lake/ Name: No/				
	Business Name:				
	Zoning: COM		Taxes/ Yr: \$7,511/ 2016		
	Commercial Type: Office		Tax ID: 0917010045		
	Available for Lease:		Gross Income:		
	Leased: No		Net Income:		
	Acres Apx: .22		Tot. Exp. Apx.: \$		
	Lot SF: 9,420		Protect Period:		
	Apx Lot Dim:		Business Only:		
Water: City		CFD Available: No			
Sewer: City		Covenants/Restrict: No			
REO: No		Listing Type: Excl Right to Sell			
Road Frontage: 250		Loading Docks: 0		Parking Space: 16	
Levels No.: 1		Drive-in Doors: 0		Ceiling Height: 8	
OH Doors: 0		OH Door Hgt:		Roof: 2009 shingle	
Gas Avail.: Yes		Gas Avg/Mo:		Elec/Nat. Gas Avg.:	
SF Building:		SF Office Apx.: 3,126		SF Manuf.: 3,126	
SF Whse Apx.: 3,126		Total SF Apx.: 3,126		SF Source: Courthouse	
Features Exterior: Concrete Parking , Landscaped , Sidewalks					
Amenities: Air Cond , Emp Break Room , Emp Kitchen , Handicap Access , Parking-On Site , Parking-Street					
Bsmt/Found. Type: Basement , Partial , Unfinished					
Exterior Appear.: Brick					
Business Type: Office , Other		Drive Construct.: Concrete			
Landlord Pays: None		Roof: Shingle			
Cooling: Central		Heat: Forced Air , Radiant Heat			
Electric:		Water Heater: Gas			
Remarks: Room dimensions. Exam Rooms, all with sinks, vinyl flooring 9.6 x 9 , 9.1 x 9.6 , 9.1 x 11 , 9 x 10.11 ,8.11 11.9 9.0 x 9.8. Bath 4 x 6 – toilet/sink. Waiting room 23.9 x 12. 4 ceiling fan. Nurse station 23.4 x 12.5. Kitcehn 9.7 x 10.4 vinyl . Med Closet 6 x 6 . Reception front office 12.3 x 27.4 . Basement 816 sf Huge Storage, exam rooms, Spa room, Bath Spa room 9.11 x 13.7 , Exam 10.3 x 7.10, 12.10 x 9.0 , 15.11 x 10 Bath 9.1 x 5.2					
Directions: Main street to Division, left, then right on N third.					
Legal: Lot 1 except N 64.5ft & Lot 2 except N 76.5ft & S 1/2 Lot 3 Blk 13 Altamont AZ 1620/202 1387/243 1276/53 1166/42 1096/216					
List Off: Coldwell Banker/ First Realty		List Agt: Lorraine Kuhl		Min. CC: 3/3	
Phone/Fax: (217) 342-2775 / (217) 347-5726		LA Email: lkuhl@live.com		LA Cell: (217) 343-9646	
Co-Listing Firm:		Co-List Agt:		LA Phone: (217) 342-2775	
Agent Remarks: call or text Lori for showings 217 343 9646					
Showing Instruct.: All showings after 5 P.M. M/T/Th/F any on weekends None on Wednesday					
Lock Box/Serial: Sentrilock/ 01029978				Internet Display: Yes	
List Date: 03/21/2017		Agent Owned: No		Possession: Negotiable	
Expire Date: 06/22/2017		Pend Date:		Orig List \$: \$259,900	
Owner Name: Dr. John Opilka		Second Owner:			
Org LA: Lorraine Kuhl		Org SA:			
Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com					
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