

1700 W Fayette Ave Effingham, IL 62401

Commercial  
6222934

Active  
DOM: 5

LP: \$2,500,000  
OP: \$2,500,000



<b>Year Built:</b>	2016	<b>Leased:</b>	No
<b>Bus Name:</b>		<b>Avail for Lse:</b>	No
<b>PropSubType:</b>	Business Opp	<b>SF Bldg:</b>	
<b>Bus Only:</b>		<b>SF Office:</b>	0
<b>Apx Acres:</b>	11.50	<b>SF Manuf:</b>	
<b>Lot SqFt:</b>	500,940	<b>SF Whse:</b>	
<b>Apx Lot Dim:</b>		<b>SF Other:</b>	0
<b>Gross Inc:</b>		<b>Tot SF:</b>	0
<b>Net Inc:</b>		<b>SF Source:</b>	Public Records
<b>Total Exp:</b>		<b>Protect Pd:</b>	
<b>Lake/Name:</b>	No		

Tax Information & Legal

<b>County:</b>	Effingham	<b>Tax ID:</b>	<a href="#">0311019018</a>
<b>Taxes/Yr:</b>	\$24/2020	<b>Tax Exmptn:</b>	
<b>Legal:</b>	PT W 1/2 SE 3414/221 3222/248 3190/337 3184/162 1960/103 1828/166 1536/107 851/15		

Property Information and Features

<b>Zoning:</b>	COM	<b>Water:</b>	Public	<b>Sewer:</b>	City Sewer	<b>CFD Avail:</b>	No
<b>Utility Comp:</b>		<b>Covenants:</b>	No	<b>Park Sp:</b>	1,500	<b>Ceiling Ht:</b>	
<b>AltSubTypes:</b>	Business, Hotel, Industrial, Other, Restaurant, Retail			<b>OH Doors:</b>	0	<b>OH Door Ht:</b>	
<b>Rd Front:</b>	1,500	<b>Loading Dock:</b>		<b>Roof:</b>			
<b>Levels #:</b>	1.0	<b>Drive-in Dr:</b>	0	<b>Sewer:</b>	City Sewer		
<b>Landlord Pays:</b>	Other	<b>Water:</b>	Public	<b>Drve Cnst:</b>	City Road, State, Concrete		
<b>Electric:</b>	3 Phase						
<b>Bus Type:</b>							
<b>Amenities:</b>	Storm Sewer						
<b>Heat/Cool/WH:</b>	None/None/None						
<b>Exterior Feat:</b>	Hi Line Crossing, Interstate Access, Sidewalks, Traffic Count Avail						

Remarks

**Public:** Directly on Interstate 57/70 and W. Fayette Ave Effingham, IL with a daily traffic count of 43,000 vehicles per day is your front door for this 11.5 Acres of Commercial Ground ready for development. 1,500 Feet of Highway Frontage. The property has a frontage road, high line power, 10 inch water main on east property line, electric, sewer and storm drainage already in place. Fiber Optic is available. This site can be developed for multiple uses in addition to an EV Charging Station with possible State / Federal Grants.

**Directions:**I-57/70 Exit 159

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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