

[Lot 1 W Clark Ave Effingham, IL 62401](#)

Lots and Land  
6133519

Pending  
DOM: 3257

LP: \$80,000  
OP: \$165,000



**Lake/Name:** No  
**Apx Acres:** 0.92  
**Lot SqFt:** 40,075  
**Apx Lot Dim:**  
**REO:** None

**Permit Ready:**  
**Legal Access:** Yes  
**PUD YN:** No  
**Govt Prgrm:**  
**Leased YN:** No

**Tax Information & Legal**

**County:** Effingham  
**Taxes/Yr:** \$428/2021  
**Legal:** Lot 1 Clark Avenue Subd 2657/32 2221/30 2102/330 1453/144

**Tax ID:** [03-16-043-072](#)  
**Tax Exmptn:** None

**Schools**

**District:** Effingham Dist. 40

**Property Information and Features**

**Zoning:** COM  
**CFD Avail:** No  
**Rd Front:** 244  
**Crnt Use Agr:** No  
**Exterior Feat:** Sidewalks, Street Lights  
**Road Constr:** Concrete  
**Util in Place:** N/A

**Water:** Public  
**Pasture Acres:**  
**Govt Act:**

**Sewer:** City Sewer  
**Covenant:**  
**Scrub Ac:**  
**Outbuilding:** No  
**SqFt Source:**

**Util Avail:** Cable, Electric, Gas, Sewer, Water

**Remarks**

**Public:** Located in Effingham TIF #1. Commercial lot located along Highway 45 (S Banker) with HIGH visibility! Easy access, central location, high traffic count & level. Road frontage with Banker St to the East and Clark Ave. to the South.  
**Directions:** Located along Highway 45 (South Banker) at the overpass.

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