

# 2301 Banker St Effingham, IL 62401

Commercial  
6241571

Active  
DOM: 1

LP: \$7,750,000  
OP: \$7,750,000



**Year Built:** 1943  
**Bus Name:**  
**PropSubType:** Industrial  
**Bus Only:** Yes  
**Apx Acres:** 11.40  
**Lot SqFt:** 496,584  
**Apx Lot Dim:**  
**Gross Inc:**  
**Net Inc:**  
**Total Exp:**  
**Lake/Name:** No

**Leased:** Yes  
**Avail for Lse:** No  
**SF Bldg:** 155,000  
**SF Office:** 5,000  
**SF Manuf:**  
**SF Whse:**  
**SF Other:** 0  
**Tot SF:** 0  
**SF Source:** Public Records  
**Protect Pd:**

## Tax Information & Legal

**County:** Effingham  
**Taxes/Yr:** \$45,524/2022  
**Legal:** PT E 829.09FT OF N 651.04FT SW NE EXCEPT LOT 1 NBS SUB ALSO EXCEPT S 30FT FURTHER EXCEPTING N 33.84FT OF S 63.84FT OF E 60FT THEREOF 3420/23 3263/192 2738/179 1164/228 938/140

**Tax ID:** [0311032014](#)

**Tax Exmptn:** None

## 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>AltSubTypes:</b> Industrial, Office, Retail, Warehouse		<b>Park Sp:</b> 40	<b>Ceiling Ht:</b>
<b>Rd Front:</b> 550	<b>Loading Dock:</b> 8	<b>OH Doors:</b> 8	<b>OH Door Ht:</b>
<b>Levels #:</b> 1.0	<b>Drive-in Dr:</b> 8	<b>Gas Av/Mo:</b>	
<b>Roof:</b> Metal	<b>Gas Avail:</b>	<b>Roof:</b> Metal	
<b>Landlord Pays:</b> All Utilities		<b>Sewer:</b> City Sewer	
<b>Electric:</b> 3 Phase	<b>Water:</b> Public	<b>Exterior:</b> Aluminum	
<b>Bsmnt/Found:</b> /Slab		<b>Drve Cnst:</b> City Road	
<b>Bus Type:</b> Warehouse			
<b>Amenities:</b> Management, Parking-On Site, Railroad Siding			
<b>Heat/Cool/WH:</b> Forced Air, Gas/Central/Gas			
<b>Exterior Feat:</b> Business District, Industrial Park, Rail Spur, Security System			

## Commercial Lease Information

### Remarks

**Public:** 155000 Sq. Ft. Warehouse on 11.4 Acres that is home to numerous businesses who utilize this property for retail and storage. This property is equipped with a rail spur that many local businesses use to order their product to be shipped to this location for storage and transportation to their business as needed. This sale will include an additional 7 acres parcel adjacent to this listing.

**Directions:** Rt. 45 south ( Banker St ) in Effingham, IL

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