

# 709 W Wabash Ave Effingham, IL 62401

Commercial  
6241569

Active  
DOM: 1

LP: \$2,875,000  
OP: \$2,875,000



**Year Built:** 1972  
**Bus Name:**  
**PropSubType:** Industrial  
**Bus Only:** Yes  
**Apx Acres:** 2.06  
**Lot SqFt:** 89,734  
**Apx Lot Dim:**  
**Gross Inc:**  
**Net Inc:**  
**Total Exp:**  
**Lake/Name:** No

**Leased:** Yes  
**Avail for Lse:** No  
**SF Bldg:** 18,000  
**SF Office:** 400  
**SF Manuf:**  
**SF Whse:**  
**SF Other:** 0  
**Tot SF:** 0  
**SF Source:** Public Records  
**Protect Pd:**

## Tax Information & Legal

**County:** Effingham  
**Taxes/Yr:** \$16,253/2022  
**Legal:** LOT 1 & PT NW SE BRANDENBURGER SUBD 3815/86 3815/80 2806/51 1670/54 1330/228 963/323

**Tax ID:** [0311029015](#)  
**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, Warehouse		<b>Park Sp:</b> 20	<b>Ceiling Ht:</b>
<b>Rd Front:</b> 300	<b>Loading Dock:</b> 1	<b>OH Doors:</b> 2	<b>OH Door Ht:</b>
<b>Levels #:</b> 1.0	<b>Drive-in Dr:</b> 1	<b>Gas Av/Mo:</b>	
<b>Roof:</b> Metal	<b>Gas Avail:</b> Yes	<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>			
<b>Heat/Cool/WH:</b> Forced Air, Gas/Central/Gas			
<b>Exterior Feat:</b> Industrial Park, Office			

## Commercial Lease Information

### Remarks

**Public:** 18,000 Sq. Ft. Climate Controlled Storage Business on 2.06 Acres. This building also leases space to a fitness business. There are offices for your own use or could be rented out.

**Directions:** S. Banker St to Wabash Ave. then proceed West to address.

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