

601 Edqar Ave Effingham, IL 62401

Multi-Family
6247358

Pending
DOM: 58

LP: \$180,000
OP: \$180,000



PropSubType: Triplex
Stories: 1.5
Style:
Lot Dimsn:
Apx Acres: 0.15
Lot SqFt: 6,534
Mnt Dues:
Qtr Dues:
Annl Dues:
Lake/Name: No
Bsmt/Found: /Unfinished/Full Basement
Garage Desc: /Gravel
Carpport Spc: 0
Yr Built: 1913/Public Records
of Units: 3
Tot Fin SqFt: 0
Main SF:
SF Source: Public Records
Ttl Exp Apx: \$200
Gross Income: \$1,590
Net Income:

Tax Information & Legal

County: Effingham
Taxes/Yr: \$2,744/2023
Legal: E 4FT OF LOT 2 & ALL LOT 1 BLK 19 WESTERN ADD 3009/75 2921/245 2098/294 1091/20 1044/25 1004/167 738/162
Tax ID: [0316034049](#)
Tax Exmptn: None
Schools

District: Effingham Dist. 40

Units

<u>Units</u>	<u>Rent</u>	<u>Beds</u>	<u>Bath</u>	<u># Units</u>	<u>Units</u>	<u>Rent</u>	<u>Beds</u>	<u>Bath</u>	<u># Units</u>
2 Bedroom	\$700	2	1		1 Bedroom	\$475	1	1	
1 Bedroom	\$415	1	1						

Property Information and Features

Zoning: MLT
Subdivision: Yes/Western Add
CFD Avail: No
Utility Comp:
Appliances: Dryer, Range, Refrigerator, Washer
Roof: Asphalt
Heat/Cool/WH: /Window/None
Lndlord Pays: Sewer, Taxes, Ins Bldg, Lawn, Snow Remvl, Trash Remvl, Water
Water: Public
HOA/COA: No
Elec/Gas \$:
Hkup Bld/Unit: Yes
Exterior: Vinyl
Sewer: City Sewer
Leased: Yes
Propane GPY:

Remarks

Public: Centrally located! Two 1 bedroom units on the main level and one 2+ bedroom upstairs. Downstairs Unit 1 and upstairs have washer dryer hookups. Upstairs unit has a utility room that has also served as a 3rd bedroom. Each unit has their own water heater and furnace. Updated flooring. 2 car garage for storage or extra rental income.
Directions: Corner of Maple and Edgar by fire station.

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