

# 803 N 3rd St Effingham, IL 62401

Commercial  
6244047

Active  
DOM: 0

LP: \$349,000  
OP: \$349,000



<b>Year Built:</b>	1991	<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>	Yes	<b>SF Office:</b>	1,800
<b>Apx Acres:</b>	0.20	<b>SF Manuf:</b>	
<b>Lot SqFt:</b>	8,712	<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="#">0311021003</a>
<b>Taxes/Yr:</b>	\$3,897/2022	<b>Tax Exmptn:</b>	None
<b>Legal:</b>	LOT 2 K & M SUBD 3037/238 3007/86 2911/1 394/301		

## 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>	12	<b>Ceiling Ht:</b>	
<b>AltSubTypes:</b>	Business, Office, Retail	<b>Loading Dock:</b>		<b>OH Doors:</b>	0	<b>OH Door Ht:</b>	
<b>Rd Front:</b>	85	<b>Drive-in Dr:</b>	0	<b>Gas Av/Mo:</b>			
<b>Levels #:</b>	1.0	<b>Gas Avail:</b>	Yes	<b>Roof:</b>	Rubber		
<b>Roof:</b>	Rubber	<b>Water:</b>	Public	<b>Sewer:</b>	City Sewer		
<b>Landlord Pays:</b>	All Utilities	<b>Exterior:</b>		<b>Drve Cnst:</b>	City Road, Asphalt		
<b>Electric:</b>	200 Amps						
<b>Bsmnt/Found:</b>	/Slab						
<b>Bus Type:</b>							
<b>Amenities:</b>	Parking-On Site						
<b>Heat/Cool/WH:</b>	Gas/Central/Gas						
<b>Exterior Feat:</b>	Sidewalks, Street Lights, Traffic Count Avail						

## Remarks

**Public:** Excellent location for a business with a traffic count of 14,000 vehicles per day. New A/C 2023 and New Roof 2022. This 1,800 SQ FT building on N. Rt 45 has great visibility for a new opportunity. On-site salon equipment is negotiable.

**Directions:** N. Rt 45 Effingham IL

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