

CommonInterest

MLS: 205201

Status: **Active**

DOM: 588

Price \$158,900[Photos](#)[Docs](#)[Maps](#)

Address: **N. 8th St.**
 City: **Altamont-EF** State: **IL** Zip: **62411**
 Subdivision: County: **Effingham**
 Lot Size: **2city block** Acres Apx: **1.39**
 Zoning: **Com**
 Taxes Apx: **1369** Tax Yr: **2007**

Yr Built:
 Exterior:
 Roof:
 Foundation: **None**
 Drive Construc:

Heat:
 Cooling:
 Elec Avg \$:
 Water: **City** Gas/Propane Avg Sewer: **City**
 Water Heater:
 Agent Owned: **No** Contingency:

Total Sq Ft Apx: *does not include basement*
 SqFt Office Apx:
 SqFt Mfg Apx:
 SqFt Whse Apx:
 SqFt Provided By:

Prop Type: **Other**
 Levels #:
 Leased:

Road Front Ft:
 Parking Space:
 Loading Docks:
 OH Doors:
 OH Door Height:
 Ceiling Height:

Business Only:
 Business Name: **Luck's Trailer Court**
 Business Type: **Trailer Park**

Gr Income Apx \$: **23760**
 Total Exp Apx \$: **6319**
 Net Income \$: **17441**

Features:

Remarks: **Lucky's Trailer Park, in town Altamont. This rental park includes: two 120' x 253' city lots; 14 rental trailer parking pads; and a 24' x 40' storage shed that could be rented. 13 trailer pads rent for \$150.00 each and one pad rents for \$90,00. The current owner pays the monthly \$350. city water and the \$25. trash expense.**

Tax ID: **0917001021 + 091700102** Additional Tax ID: New Tax ID:
 Legal: **Blk 31 Conlogue's Addn A and lot 32 Conlogue's Addn a**

Longitude: **-88.7543490** Latitude: **39.064934**
 Directions:

Showing Instruc: Minimum/C/C: **2.5** Lock Box: **No**
 Owner First **Mike & Bev** Owner Last **Brown** Owner Phone:
 2nd Owner 2nd Owner Last: Possession: **At Close**
 Listing Agent: **Deborah Sanders** Agent Phone: **(217)254-2416** Co-List Agent:
 Listing Office: **Coldwell Banker/ First Realty** Office Phone: **(217)342-2775x** Co-List Office:

Selling Price: Financing: Closing Date:
 Selling Agent: Agent Phone: Co-Sell Agent:
 Selling Office: Office Phone: Co-Sell Office:
 Buyer: Seller Adj: