

CommonInterestMLS: **204537**Status: **Active**DOM: **837****Price \$558,000**
[Photos](#) [Docs](#) [Virtual Tour](#) [Maps](#)

Address: **16236 N Nazarene Rd**
 City: **Effingham-E** State: **IL** Zip: **62401**
 Subdivision: County: **Effingham**
 Lot Size: **2.8 acres** Acres Apx: **2.80**
 Zoning: **Other**
 Taxes Apx: **0** Tax Yr: **2006**

Yr Built: **1975**
 Exterior: **Brick**
 Roof: **Shingle**
 Foundation: **Slab, Crawl**
 Drive Construc: **Gravel**

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

Total Sq Ft Apx: **10800** *does not include basement*
 SqFt Office Apx:
 SqFt Mfg Apx:
 SqFt Whse Apx:
 SqFt Provided By:

Prop Type: **Other**
 Levels #: **1**
 Leased:

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

Business Only:
 Business Name: **Nazarene Church**
 Business Type: **Church and Parsonage**

Gr Income Apx \$:
 Total Exp Apx \$:
 Net Income \$:

Features:

Remarks: **Unlimited potential! Great visibility and access with a traffic count of 12,900 vehicles per 24 hours. Located on 2.8 acres, this impressive 10,800 square foot all brick Nazarene Church building is to be sold with the 2058 square foot all brick Parsonage. The church features: a 26'8 x 16'2 full kitchen that opens to the 44'2 x 22'6 gathering room; a 24'3 x 16'3 conference room, an office; 5 classrooms, 3 rest rooms; a nursery, and a Chapel that measure 74'9 x 48'7 with a tongue & grove ceiling with beams. The Parsonage includes 4 bedrooms, 2.5 baths, a family room with fireplace, a kitchen that opens to the dining & living areas, plus a 26'-7 x 20'8 garage. Lots of potential at a great price! Call for your private viewing today.**

Tax ID: **1107012045** Additional Tax ID: New Tax ID:
 Legal: **Part of W1/2,SW**

Longitude: **-88.5947950** Latitude: **39.144211**
 Directions: **Located on the corner of Rt. 32 & 33 and Nazarene Rd.**

Showing Instruc: **Call Office** Minimum/C/C: **2.5** Lock Box: **No**
 Owner First **Church of** Owner Last **the Nazarene** 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: