

LotsAndLand

MLS: **214621**

Status: **Active**

DOM: **5**

Price \$45,000



Acres-Total: **0.00** Lot Size: **.36**
 Acres Apx: Sq.Ft. Apx:
 Acres-Tillable:
 Acres-Pasture:
 Acres-Scrub:
 Acres-Wooded:
 Acres-Pond:
 Acres-Rds/Waste:

Actual Yields: Corn: Soybean Other:

Mineral Rights:
 Genl Soil Type:
 Leased:

Road Front Ft:
 Legal Access:
 Assessments:
 Road Const:

Prop Type: **Commercial**
 Outbuildings:
 Yr Built Apx:
 Improvements:
 Util In Place:
 Utilities Avail: **Cable, Electric, Gas, Sewer, Water**
 Fire Prot Dist:

Features:

Photos Docs Maps

Address: **Lot 16A Hoffman Dr.**
 City: **Effingham-E** State: **IL** Zip: **62401**
 Subdivision: **Village Square** County: **Effingham**

Taxes Apx:
 Tax Yr:
 Zoning: **Com**
 School: **Effingham Dist. 40**

Agent Owned: **No** Contingency:
 Propane GPY:

Remarks: **Zoned commercial, this .36 acre building lot is located in town Effingham just off South Rt. 45 (Banker St.). 60' front on Hoffman Drive. Surrounded by successful businesses, with-in the enterprise zone, offering a most attractive business environment possible! Traffic count for the corner of South Rt. 45 & Hoffman Dr. is 16,400 vehicles per 24 hours, Hoffman drive's traffic count is 18,000 vehicles per 24 hours. An areal plat of the property can be found under documents. Owner will build to lease.**

Tax ID: **0311032140** Additional Tax ID: New Tax ID:
 Legal: **Lot 16A Village Square MallShopping Center Add 4**

Longitude: **-88.4618240** Latitude: **39.060280**
 Directions: **South Route 45 turn east onto Hoffman Dr. (Dan Hechts) property on right side of road, look for sign.**

Showing Instruc: Minimum/C/C: **.3** Lock Box: Lock Box SN:
 Owner First **Daniel** Owner Last **Dasenbrock** Owner Phone:
 2nd Owner 2nd Owner Last: Possession:
 Listing Agent: **Deborah Sanders** Agent Phone: **(217)254-2416** Co-List Agent:
 Listing Office: **Coldwell Banker/ First Realty** Office Phone: **(217)342-2775** 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: