

805 N Keller Dr Effingham, IL 62401

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Commercial MLS#: 6256252	Active DOM: 21	Delayed Marketing Y/N:	LP: \$399,900 OP: \$399,900
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Year Built:	1950	Leased:	No
Bus Name:		Avail for Lse:	No
PropSubType:	Business Opp	SF Bldg:	
Bus Only:		SF Office:	1,798
Apx Acres:	0.52	SF Manuf:	
Lot SqFt:	22,651	SF Whse:	
Apx Lot Dim:		SF Other:	0
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Public Records
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County: Effingham
 Taxes/Yr: \$3,305/2024
 Legal: PT LOTS 2 & 3 OF LOT 5 & PT LOT 6 M C MCCALLEN SUB OF HICKORY HILLS 2040/345 994/188

Property Information and Features

Zoning:	B-1	Water:	Public	Sewer:	City Sewer	CFD Avail:	No
Utility Comp:				Covenants:	No		
Rd Front:	130	Loading Dock:		Park Sp:	2	Ceiling Ht:	
Levels #:	1.0	Drive-in Dr:	2	OH Doors:	0	OH Door Ht:	
Landlord Pays:	None			Roof:			
Electric:		Water:	Public	Sewer:	City Sewer		
Heat/Cool/WH:	Gas/Window/Electric						

Remarks and Showing Instructions

Public: Opportunity awaits to own commercially zoned property on Keller Dr. located just off of I57/I70 exit. High visibility location with strong traffic counts and easy on/off access. The existing structure could be used as a business or could be torn down for a blank slate for redevelopment. Neighboring commercial parcels are potentially available allowing for opportunity for expansion. Don't miss this rare chance to secure a premium spot with incredible growth potential. Lot measurements are approximate.

Directions: Exiting the Interstate, head South on Keller Dr. The property is located on West side of the road directly across from Crossroads Bank.

Agent: Property being sold as is. Need at least 24 hours notice for showing. Pre-approval required before showing. Chandelier in Dining Room does not stay. Agent related to seller.

Show Instructions/Lockbox: Showing Time or text agent./Supra

Listing Information

List Office:	THATS A WRAP REALTY (359501175)	List Date:	11/19/2025
Office Phone:	(217) 888-8297	Owner Name:	Leslie Endebrick
List Agent:	Kurt Endebrick (363500156)	2nd Owner:	Rick Endebrick
Phone:	618-663-0201	Agt Owned:	Related
List Type:	Excl Rt To Sell		
Possession:	At Close		

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807 N Keller Dr Effingham, IL 62401

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial MLS#: 6256479	Active DOM: 0	Delayed Marketing Y/N:	LP: \$408,000 OP: \$408,000
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Year Built:	1948	Leased:	No
Bus Name:		Avail for Lse:	No
PropSubType:	Business Opp	SF Bldg:	
Bus Only:		SF Office:	1,740
Apx Acres:	0.47	SF Manuf:	
Lot SqFt:	20,473	SF Whse:	
Apx Lot Dim:		SF Other:	0
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Public Records
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County: Effingham
 Taxes/Yr: \$7,296/2024
 Legal: PT LOTS 1 & 2 OF LOT 5 M C MCCALLEN SUB OF HICKORY HILLS 1990/23 1369/256 930/140

Property Information and Features

Zoning:	B-1	Water:	Public	Sewer:	City Sewer	CFD Avail:	No
Utility Comp:				Covenants:	No		
Rd Front:	86	Loading Dock:		Park Sp:	0	Ceiling Ht:	
Levels #:	2.0	Drive-in Dr:	0	OH Doors:	2	OH Door Ht:	
Landlord Pays:	None			Roof:			
Electric:		Water:	Public	Sewer:	City Sewer		
Heat/Cool/WH:	Electric/Central/Electric						

Remarks and Showing Instructions

Public: Opportunity awaits to own commercially zoned property on Keller Dr. located just off of I57/I70 exit. High visibility location with strong traffic counts and easy on/off access. The existing structure could be used as a business or could be torn down for a blank slate for redevelopment. Neighboring commercial parcels are available allowing for opportunity for expansion. Don't miss this rare chance to secure a premium spot with incredible growth potential. Lot measurements are approximate.

Directions: Exiting the Interstate, head South on Keller Dr. The property is located on West side of the road across from Crossroads Bank.

Agent: 805, 807, 809 (2 lots) are available to be purchased together. 4 lots total. Can be purchased separately or together. Need at least 24 hours notice for showing. Pre-approval required before showing. Show Instructions/Lockbox: Showing Time or text agent.

Show Instructions/Lockbox: Showing Time or text/1974

Listing Information

List Office:	THATS A WRAP REALTY (359501175)	List Date:	12/10/2025
Office Phone:	(217) 888-8297	Expire Date:	12/10/2026
List Agent:	Kurt Endebrock (363500156)		
Phone:	618-663-0201	2nd Owner:	Julie Wortman
List Type:	Excl Rt To Sell	Agt Owned:	No
Possession:	At Close		

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809 N Keller Dr Effingham, IL 62401

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial MLS#: 6256481	Active DOM: 6	Delayed Marketing Y/N:	LP: \$645,900 OP: \$645,900
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Year Built:	1947	Leased:	No
Bus Name:		Avail for Lse:	No
PropSubType:	Business Opp	SF Bldg:	
Bus Only:		SF Office:	2,016
Apx Acres:	0.49	SF Manuf:	
Lot SqFt:	21,344	SF Whse:	
Apx Lot Dim:		SF Other:	0
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Public Records
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County:	Effingham	Tax ID:	<u>0311191012</u>
Taxes/Yr:	\$5,659/2024	Tax Exemptn:	None
Legal:	PT LOTS 1 & 2 OF LOT 5 & PT LOT 4 M C MCCALLEN SUB OF HICKORY HILLS 3505/293 3119/248 387/207 Extra lot 0311191013		

Property Information and Features

Zoning:	B-1	Water:	Public	Sewer:	City Sewer	CFD Avail:	No
Utility Comp:				Covenants:	No		
Rd Front:	167	Loading Dock:		Park Sp:	2	Ceiling Ht:	
Levels #:	2.0	Drive-in Dr:	0	OH Doors:	2	OH Door Ht:	
Landlord Pays:	None			Roof:			
Electric:		Water:	Public	Sewer:	City Sewer		
Heat/Cool/WH:	Electric/Central/Electric						

Remarks and Showing Instructions

Public: Opportunity awaits to own commercially zoned property on Keller Dr. located just off of I57/I70 exit. High visibility location with strong traffic counts and easy on/off access. The existing structure could be used as a business or could be torn down for a blank slate for redevelopment. This property consists of 2 lots (03-11-191-012 and 03-11-191-013). Neighboring commercial parcels are available allowing for opportunity for expansion. Don't miss this rare chance to secure a premium spot with incredible growth potential. Lot measurements are approximate.

Directions: Exiting the Interstate, head South on Keller Dr. The property is located on West side of the road across from Crossroads Bank.

Agent: This property consists of 2 lots (03-11-191-012 and 03-11-191-013) These two properties are being sold as one unit. The properties 805, 807, 809 (2 lots) are available to be purchased together. 4 lots total. Need at least 24 hours notice for showing. Pre-approval required before showing. Show Instructions/Lockbox: Showing Time or text agent.

Show Instructions/Lockbox: Showing Time or text agent/1974

Listing Information

List Office:	<u>THATS A WRAP REALTY (359501175)</u>	List Date:	12/12/2025
Office Phone:	(217) 888-8297	Expire Date:	12/12/2026
List Agent:	<u>Kurt Endebrock (363500156)</u>		
Phone:	618-663-0201	2nd Owner:	Mary K Bonutti
List Type:	Excl Rt To Sell	Agt Owned:	No
Possession:	At Close		

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