

# Offering Memorandum



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## Midtowne Plaza Office/Retail Condo

401 N Keller Dr. Unit 2 and 3  
Effingham, IL 62401

6,000 SF Available

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## PROPERTY DESCRIPTION

Offering the middle two condo units for sale, which total 6,000 SF. Suite 2 is 2,000 SF and currently vacant and ready for occupancy, and Suite 3 is occupied by Carle Clinic, which is a regional healthcare provider with a "AA" investment grade credit. Carle has been a long standing tenant of the center since it was constructed in 2010. The NOI for 2025 was \$87,320, which the last four months in 2025 Unit 2 was vacant and produced no income. If Suite 2 was occupied for all of 2025 the NOI would have been around \$102,320. This condo unit would be a great investment for an owner operator.

\*Property is Broker owned.

## PROPERTY INFORMATION

<b>Property Address</b>	401 N Keller Dr. Unit 2 and 3 Effingham, IL 62401
<b>Sale Price</b>	\$1,200,000
<b>Condo Size</b>	6,000 SF
<b>Parking Spaces</b>	65 Spaces
<b>Tax PIN</b>	03-11-020-125
<b>RE Taxes</b>	\$23,337.20 (2024)
<b>Year Built</b>	2010
<b>Traffic Count</b>	Keller Dr. - 17,000 AADT

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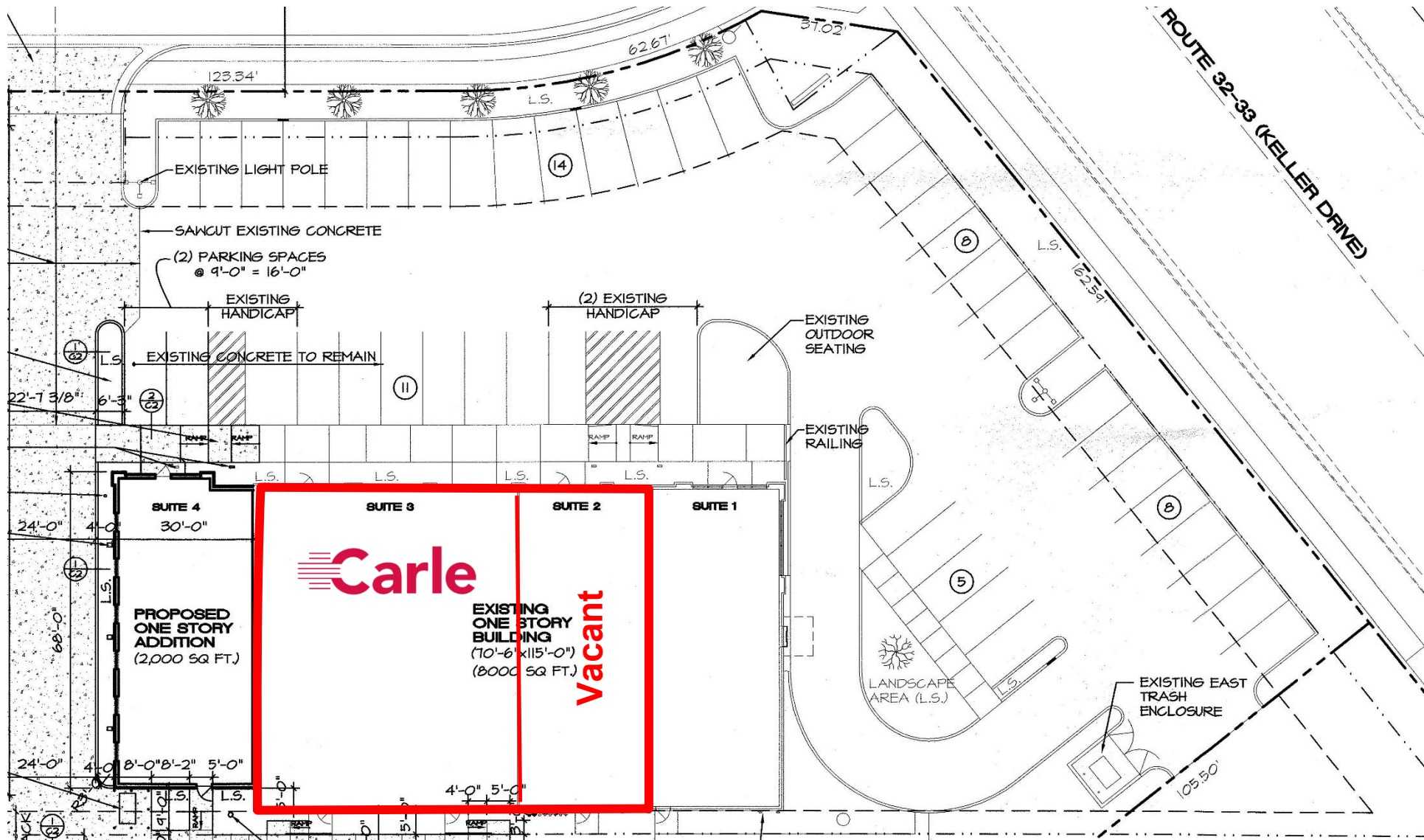


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## Condo Units Included in Sale



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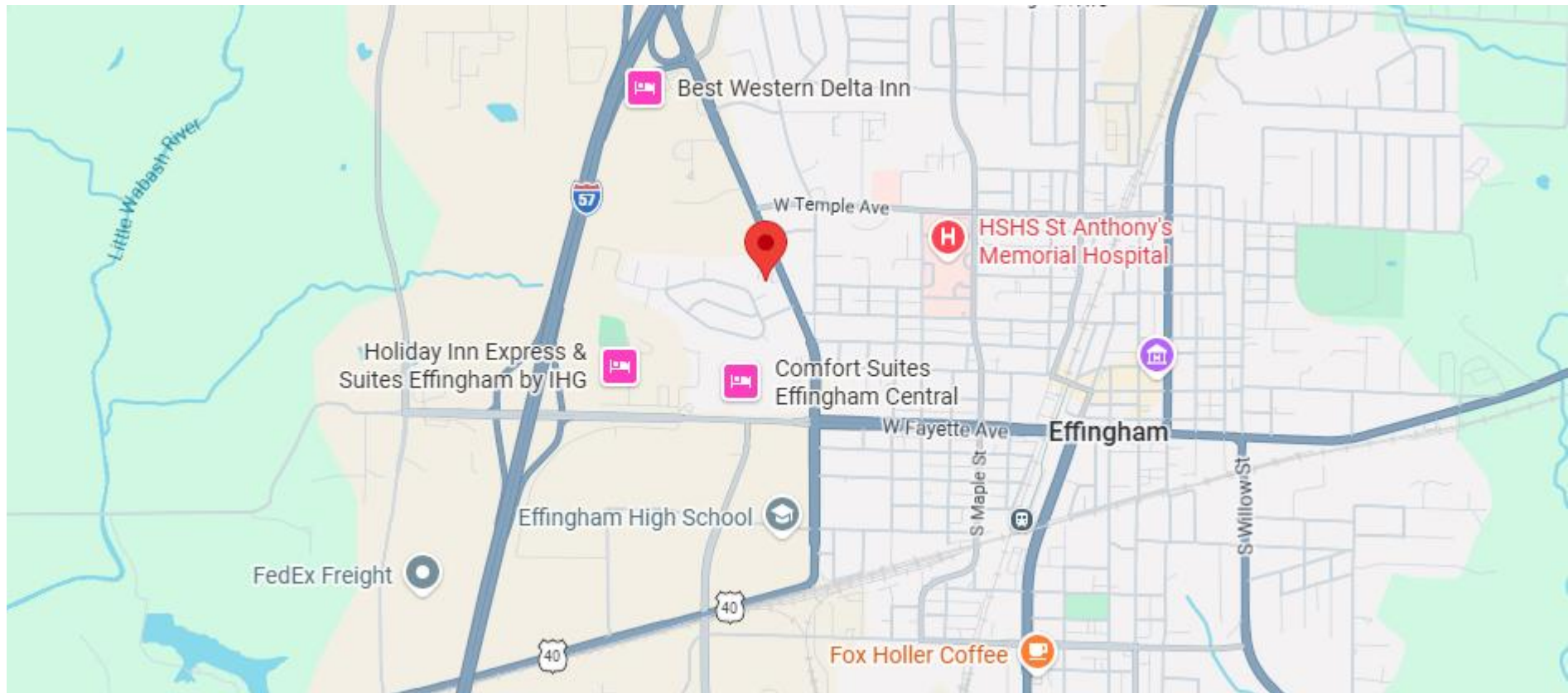


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## AREA OVERVIEW

The subject property is located along North Keller Drive a main arterial road in Effingham that has over 17,000 vehicles per day pass by it. The center is anchored by Carle Clinic, Jimmy John's, & Ten Brooke LeAnne Boutique. Effingham is the Crossroads of America and has Interstate 70 and 57 running through it, which boasts over 42,000 vehicles per day. The subject property is located less than a half mile from the interstate.



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## Contact

### Information:

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