



**Mixed Use**

Status: **ACTV**      MLS #: **09699934**      List Price: **\$138,000**  
 Area: **347**      List Date: **07/23/2017**      Orig List Price: **\$138,000**  
 Address: **1505 Washington St , Mendota, Illinois 61342**      Sold Price:  
 Directions: **West On Route 34/Washington Street**  
 List. Mkt Time: **32**      Rented Price:  
 Closed Date:      Contract:      Lease Price SF/Y: **\$0**  
 Off Mkt Date:      Concessions:      Mthly. Rnt. Price:  
 Township: **Mendota**      Unincorporated:      CTGF:  
 Coordinates:      Subdivision:  
 Year Built: **1900**      Built Before 78: **Yes**      # of Stories: **1**  
 Zoning Type: **Commercial**      PIN #: **0132458000 (Map)**      Multiple PINs: **No**  
 Actual Zoning: **B2**      County: **La Salle**      Owners Assoc:  
 Subtype: **Ofc/Store**      Lease Type:  
 Lot Dimensions: **208X145**      Estimated Cam/Sf:  
 Land Sq Ft: **30160**      Apx. Total SF: **8000**      Est Tax per SF/Y:



Remarks: **8000 sq ft building on Route 34 in Mendota For Sale. Overhead doors, office space, storage.**

Total # Units: <b>4</b>	Total # Tenants: <b>1</b>	
# Dishwashers:	# Washers:	
# Disposals:	# Fireplaces:	
Total # Apartments: <b>0</b>	Total # Offices: <b>2</b>	Total # Stores: <b>1</b>
# Dryers:	W/D Leased?:	# Ranges:
# Refrigerators:	# Window AC:	

Approx Age: **Older**  
 Type Ownership:  
 Frontage/Access: **City Street, State Road**  
 Current Use:  
 Potential Use:  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Location: **Commercial Business Park**  
 Geographic Locale: **Far West**  
 Construction:  
 Exterior: **Steel Siding, Brick**  
 Foundation:

Roof Structure:  
 Roof Coverings:  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces: **15**  
 Indoor Parking:  
 Outdoor Parking: **13-18 Spaces**  
 Misc. Inside: **Multi-Tenant, Overhead Door/s, Private Restroom/s, Storage Inside**  
 Floor Finish:  
 Air Conditioning: **None**  
 Electricity: **Circuit Breakers, Separate Meters**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection:

Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Varies by Tenant**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession: **Closing**

Gross Rental Income: **\$0**  
 Gross Rent Multiplier: **0**  
 Total Annual Expenses: **\$0**  
 Annual Net Operating Income: **\$0**  
 Total Monthly Income: **\$0**  
 Real Estate Taxes: **\$2,179**

Expense Source:  
 Net Operating Income Year:  
 Total Annual Income: **\$0**  
 Tax Year: **2016**  
 Expense Year:  
 Cap Rate:

Fuel Expense (\$/src): **\$0/**  
 Electricity Expense (\$/src): **\$0/**  
 Water Expense (\$/src): **\$0/**  
 Scavenger Expense (\$/src): **\$0/**  
 Insurance Expense (\$/src): **\$0/**  
 Other Expense (\$/src): **\$0/**

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MLS #: 09699934

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