



Mixed Use

MLS #: **07521105** Status: **ACTV** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$69,900**
 Rented Price: Contract Date:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **209 W Railroad St**
 City: **Earlville** Zip: **60518** Area #: **518**
 Subdivision:
 County: **La Salle** Township: **EARL** Yr. Built: **1949**
 Parcel ID#: **0318413003** Multiple PIN: **No**
 Coordinates: North: South: East: West:
 Directions: **across from city building on Railroad St. downtown area.**

Property Information And Description

Subtype: **AU**
 Built Before 1978: **Yes**
 Zoning: **Commercial / B-1** # Stories: **1**
 # Units: **2**
 # Apartments: **0** # Offices: **2**
 # Stores: **2**
 Lot Dimensions: **60 X 150**
 Land Sq. Ft: **9000**
 Approx. Total Bldg. Sq. Ft: **3000** # Garages: **2**
 # Of Parking Spaces: **2** # Dishwashers:
 # Washers: # Dryers:
 Washer/Dryer Leased: # Window A/C Units:
 # Ranges: # Disposals:
 # Fire Places: # Refrigerators:

Approximate Age: **36-50 Years**
 Air Conditioning: **Office Only**
 Backup Package:
 Client Needs:

Client Will:
 Construction: **Steel, Wood Frame**
 Current Use:
 Water Drainage:
 Docks:
 Electrical Svcs: **Circuit Breakers**
 Building Exterior: **Aluminum/Vinyl/Steel Siding**
 Floor Finish:
 Foundation:
 Fire Protection:
 Frontage Acc:
 Heat/Ventilation: **Forced Air**
 Information: **Short Notice OK, Show-Call Listing Office, Show-Key in Listing Office**
 Known Encumbrances:
 Location:
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Type Ownership:
 Indoor Parking:
 Outdoor Parking:
 Possession: **Closing**
 Potential Use:
 Roof Coverings:
 Roof Structure:
 Tenant Pays: **Other**
 Terms:
 Utilities To Site:
 Geographic Locale: **Far West**

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Address: 209 W Railroad St, Earlville, 60518

Income Data

Tenant Name	Sq. Ft	#Bedrooms	Lease Exp. Dt.	Monthly Income.
		0		
		0		
		0		
		0		
		0		
		0		
		0		

Total Monthly Income:
Gross Rental Income:
Effective Gross Income:
Parking Income:
Laundry Income:
Miscellaneous Income:
Total Annual Income:

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year:2008)	\$1,879.20	
Janitor	\$0	
Management	\$0	
Fuel	\$0	
Electric	\$0	
Water	\$0	
Scavenger	\$0	
Insurance	\$0	
Repairs-Decorating	\$0	
Association Fee		
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy		
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses: \$1,879
	Net Operating Year:	Net Operating Income:
	Cap Rate:	Gross Rent Multiplier: 0X

Remarks: 2 buildings. former implement dealership and auto repair shop. large overhead door with nice shop area on front building. Would work good for a repair shop or storage building. Buildings are currently vacant.

Directions: across from city building on Railroad St. downtown area.

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