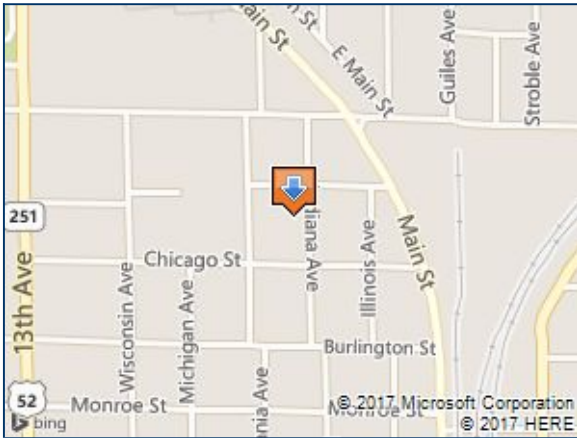




Mixed Use

Status: **NEW** MLS #: **09745942** List Price: **\$225,000**
 Area: **347** List Date: **09/09/2017** Orig List Price: **\$225,000**
 Address: **703 13th Ave , Mendota, Illinois 61342** Sold Price:
 Directions: **2nd building north of jct 34 & 251**
 List. Mkt Time: **5** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$2.40**
 Off Mkt Date: Concessions: Mthly. Rnt. Price: **\$1,500**
 Township: **Mendota** Unincorporated: CTGF:
 Coordinates: Subdivision:
 Year Built: **1920** Built Before 78: **Yes** # of Stories: **1**
 Zoning Type: **Commercial** PIN #: **0133129009 (Map)** Multiple PINs: **Yes**
 Actual Zoning: **B-3** County: **La Salle** Owners Assoc:
 Subtype: **Ofc/Store** Lease Type:
 Lot Dimensions: **80X259 & 80X99** Estimated Cam/Sf:
 Land Sq Ft: **28640** Apx. Total SF: **7500** Est Tax per SF/Y:



Remarks: **7500 sq ft building great for a business or warehouse space. High traffic area with 3 lots. Property has frontage to Rt.34 and Rt. 251**

Total # Units: **1** Total # Tenants:
 # Dishwashers: # Washers:
 # Disposals: # Fireplaces:

Total # Apartments: **0** Total # Offices: **2** Total # Stores: **0**
 # Dryers: W/D Leased?:
 # Refrigerators: # Window AC: # Ranges:

Approx Age: **Older**
 Type Ownership:
 Frontage/Access:
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:
 Known Encumbrances:
 Location:
 Geographic Locale: **Far West**
 Construction:
 Exterior:
 Foundation:

Roof Structure:
 Roof Coverings:
 Docks/Delivery:
 Misc. Outside:
 # Parking Spaces: **20**
 Indoor Parking:
 Outdoor Parking:
 Misc. Inside:
 Floor Finish:
 Air Conditioning: **None**
 Electricity:
 Heat/Ventilation: **Forced Air**
 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:

Gross Rental Income: **\$0**
 Gross Rent Multiplier: **0**
 Total Annual Expenses: **\$0**
 Annual Net Operating Income: **\$0**
 Total Monthly Income: **\$0**
 Real Estate Taxes: **\$3,112**

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): **\$500/**
 Other Expense (\$/src): **\$0/**

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MLS #: 09745942

Prepared By: Diana Norton | Norton Appraisal Service | 09/13/2017 10:20 AM

MLS#:09745942 Mixed Use 703 13th AVE Mendota, IL 61342



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