



Mixed Use

Status: **ACTV** MLS #: **09745942** List Price: **\$195,000**
 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: **54** 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:	Total # Apartments: 0	Total # Offices: 2	Total # Stores: 0
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	

Approx Age: Older	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: Varies by Tenant
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: 20	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Misc. Inside:	Green Feats:
Location:	Floor Finish:	Backup Info:
Geographic Locale: Far West	Air Conditioning: None	Sale Terms:
Construction:	Electricity:	Possession:
Exterior:	Heat/Ventilation: Forced Air	
Foundation:	Fire Protection:	

Gross Rental Income: \$0	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses: \$0	Total Annual Income: \$0	Water Expense (\$/src): \$0/
Annual Net Operating Income: \$0	Tax Year: 2016	Scavenger Expense (\$/src): \$0/
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$500/
Real Estate Taxes: \$3,112	Cap Rate:	Other Expense (\$/src): \$0/

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MLS #: 09745942 Prepared By: Diana Norton | Norton Appraisal Service | 11/01/2017 06:29 AM

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