



**Mixed Use**

MLS #: **07264974** Status: **NEW** CTGF:  
 Rent Price: **\$2.53** Lease Type: **N/A** List Price: **\$150,000**  
 Rented Price: Contract Date: Sold Price:  
 Est. CAM/SF: Est. Tax/SF: Closed Date:

**Property Location**

Address: **720 Main St**  
 City: **Mendota** Zip: **61342** Area #: **347**  
 Subdivision:  
 County: **La Salle** Township: Yr. Built: **1900**  
 Parcel ID#: **0133135023** Multiple PIN: **No**  
 Coordinates: North: **0** South: **0** East: **0** West: **0**  
 Directions: **Route 34 to Main Street North in downtown Mendota**

**Property Information And Description**

Subtype: **AL**  
 Built Before 1978: **Yes**  
 Zoning: **Commercial / B2** # Stories: **2**  
 # Units: **1**  
 # Apartments: **2** # Offices: **0**  
 # Stores: **1**  
 Lot Dimensions: **25X80**  
 Land Sq. Ft: **2000**  
 Approx. Total Bldg. Sq. Ft: # Garages: **0**  
 # Of Parking Spaces: **5** # Dishwashers:  
 # Washers: # Dryers:  
 Washer/Dryer Leased: # Window A/C Units:  
 # Ranges: # Disposals:  
 # Fire Places: # Refrigerators:

Approximate Age: **Older**  
 Air Conditioning: **Central Air**  
 Backup Package:  
 Client Needs:

Client Will:  
 Construction:  
 Current Use:  
 Water Drainage:  
 Docks:  
 Electrical Svcs:  
 Building Exterior:  
 Floor Finish:  
 Foundation:  
 Fire Protection:  
 Frontage Acc:  
 Heat/Ventilation: **Forced Air, Gas**  
 Information: **Show-Call Listing Office, No Sign on Property**  
 Known Encumbrances:  
 Location:  
 Lock Box:  
 Misc. Inside:  
 Misc. Outside:  
 Type Ownership:  
 Indoor Parking:  
 Outdoor Parking: **1-5 Spaces**  
 Possession:  
 Potential Use:  
 Roof Coverings:  
 Roof Structure:  
 Tenant Pays: **Air Conditioning, Electric, Heat, Water/Sewer**  
 Terms:  
 Utilities To Site: **Electric to Site, Gas Nearby, Sanitary Sewer to Site, Water to Site**  
 Geographic Locale: **Far West**

MLS #: 07264974

Address: 720 Main St, Mendota, 61342

**Income Data**

Tenant Name	Sq. Ft	#Bedrooms	Lease Exp. Dt.	Monthly Income.
		0		
		0		
		0		
		0		
		0		
		0		
		0		
			Total Montly Income:	<b>\$10,775</b>
			Gross Rental Income:	<b>\$775</b>
			Effective Gross Income:	
			Parking Income:	
			Laundry Income:	
			Miscellaneous Income:	
			Total Annual Income:	<b>\$112,930</b>

**Annual Operating Expenses**

	Amount	Source
Real Estate Taxes: (Tax Year:2008)	<b>\$1,320</b>	
Janitor	<b>\$0</b>	
Management	<b>\$0</b>	
Fuel	<b>\$170</b>	
Electric	<b>\$260</b>	
Water	<b>\$80</b>	
Scavenger	<b>\$80</b>	
Insurance	<b>\$80</b>	
Repairs-Decorating	<b>\$50</b>	
Association Fee		
Elevator	<b>\$0</b>	
Supplies	<b>\$0</b>	
Advertising	<b>\$0</b>	
Vacancy		
Other Expenses	<b>\$0</b>	
Expense Year:	Expense Source:	Less Total Annual Expenses: <b>\$5,240</b>
	Net Operating Year:	Net Operating Income: <b>\$2,495</b>
	Cap Rate:	Gross Rent Multiplier: <b>10X</b>

Remarks: **Established liquor store in downtown Mendota. Inventory sold separately. 2 Apartments upstairs, rent for \$775.00 for both. Call McConville Realty**

Directions: **Route 34 to Main Street North in downtown Mendota**

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