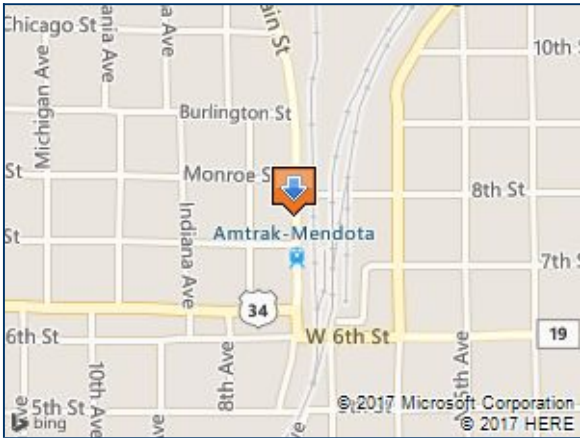




Mixed Use

Status: **ACTV** MLS #: **09515544** List Price: **\$37,900**
 Area: **347** List Date: **02/28/2017** Orig List Price: **\$37,900**
 List Dt Rec: **02/28/2017** Sold Price:
 Address: **818 Main St , Mendota, Illinois 61342**
 Directions: **Route 34 ...North on Main St on West side of downtown Mendota**
 List. Mkt Time: **20** Rented Price:

Closed Date: Contract: Lease Price SF/Y: **\$6**
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: **Mendota** Unincorporated: CTGF:
 Coordinates: Subdivision:
 Year Built: **1925** Built Before 78: **Yes** # of Stories: **1**
 Zoning Type: **Commercial** PIN #: **0133128004 (Map)** Multiple PINs: **No**
 Actual Zoning: **B2** County: **La Salle** Owners Assoc:
 Subtype: **Ofc/Store** Lease Type:
 Lot Dimensions: **40X60** Estimated Cam/Sf:
 Land Sq Ft: **2400** Apx. Total SF: **1500** Est Tax per SF/Y:



Remarks: **Vacant Office space, 2 car garage attached with alley access. Downtown Mendota. Lots of potential.**

Total # Units: **1** Total # Tenants:
 # Dishwashers: **0** # Washers:
 # Disposals: # Fireplaces:

Total # Apartments: **0** Total # Offices: **1** Total # Stores: **1**
 # Dryers: W/D Leased?:
 # Refrigerators: # Window AC: # Ranges:

Approx Age: **Older**
 Type Ownership:
 Frontage/Access: **City Street**
 Current Use: **Commercial**
 Potential Use: **Commercial, Office and Research, Retail**
 Client Needs:
 Client Will:
 Known Encumbrances:
 Location: **Central Business District**
 Geographic Locale: **Far West**
 Construction:
 Exterior:
 Foundation:

Roof Structure:
 Roof Coverings:
 Docks/Delivery:
 Misc. Outside:
 # Parking Spaces: **15**
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking: **13-18 Spaces**
 Misc. Inside:
 Floor Finish:
 Air Conditioning: **Central Air**
 Electricity:
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection:

Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**
 Tenant Pays: **Other**
 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: **\$1,557**

Expense Source:
 Net Operating Income Year:
 Total Annual Income: **\$0**
 Tax Year: **2015**
 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 #: 09515544

Prepared By: Diana Norton | Norton Appraisal Service | 03/19/2017 10:20 AM