



Office/Tech

Status: **ACTV** MLS #: **09794788** List Price: **\$150,000**
 Area: **518** List Date: **11/05/2017** Orig List Price: **\$150,000**
 List Dt Rec: **11/06/2017** Sold Price:
 Address: **903 Greenbriar Rd , Earlville, IL 60518**
 Directions: **Rt 34 west to Greenbriar north to property on corner of Greenbriar & Union**

Closed: Contract: Lease SF/Y:
 Off Mkt: Concessions: Rented Price:
 CTGF: List. Mkt Time: **83** Mthly. Rnt. Price:
 County: **La Salle** Township: **Earl** Subdivision:
 Coordinates: PIN #: **0320101002 (Map)** Multiple PINs: **No**
 Year Built: **1972** Blt Before 78: **Yes**
 Subtype: **Office** # Stories: **1**
 Zoning Type: **Office** # Units: **2** Min Rent. SF: **442**
 Actual Zoning: **B1** # Tenants: **1** Max Rent. SF: **1716**



Lot Dimensions: **159X151X103X196X115**
 Acreage: **1.3**
 Land Sq Ft: **43560**

Approx Total Bldg SF: **1716** Estimated Cam/Sf:
 Gross Rentable Area: **1716** Est Tax per SF/Y:
 Net Rentable Area: Lease Type:

Remarks: **Very nice office building with large blacktop parking for sale or rent. 1/4 of building is being rented and renter would stay. Listing agent must be present at showings.**

Approximate Age: **36-50 Years**
 Type Ownership: **Individual**
 Frontage Acc:
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Far West**
 Location: **Cul De Sac**
 Construction: **Brick**
 Building Exterior: **Brick**
 Foundation:
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **None**
 Current Use: **Office and Research**
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside: **Storms & Screens (as exist)**
 # Parking Spaces: **10**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Misc. Inside: **Multi-Tenant, Private Restroom/s, Public Restroom/s**
 Floor Finish:
 Extra Storage Space Available: **No**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Water-Municipal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Varies by Tenant**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income: **\$675** Real Estate Taxes: **\$3,391.80**
 Total Income/Month: **\$675** Tax Year: **2016**
 Total Income/Annual: **\$8,100** Total Annual Expenses: **\$0**
 Annual Net Operating Income: **\$0** Expense Year:
 Net Operating Income Year: Expense Source:
 Cap Rate: Loss Factor:

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MLS#:09794788 Office/Tech 903 Greenbriar RD Earlville, IL 60518



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