



Mixed Use
 Status: **NEW**
 Area: **1081**
 Address: **2708 W 4th St, Sterling, IL 61081**
 Directions: **North side of West 4th Street**
 List. Mkt Time: **2**
 Closed Date:
 Off Mkt Date:
 Township: **Sterling**
 Year Built: **2004**
 Zoning Type: **Commercial**
 Actual Zoning: **CB**
 Subtype: **Ofc/Store**
 Lot Dimensions: **2.26**
 Land Sq Ft: **98446**
 Mobility Score: -
 List Price Per SF: **\$60.42**

MLS #: **11683633**
 List Date: **12/05/2022**
 List Dt Rec: **12/06/2022**
 List Price: **\$725,000**
 Orig List Price: **\$725,000**
 Sold Price:
 Rented Price:
 Lease Price SF/Y: **\$0**
 Mthly. Rnt. Price:
 CTGF:
 # of Stories: **1**
 Multiple PINs: **No**
 Owners Assoc:
 Lease Type:
 Estimated Cam/SF:
 Est Tax per SF/Y:
 Financing:

Remarks: **Banquet facility with commercial kitchen. The bar room area has seating for 75 and the banquet area has seating for 300+. There is in floor gas hot water heat. Located on a high traffic count thorough fare.**

Total # Units: 1	Total # Tenants:	Total # Apartments: 0	Total # Offices: 0	Total # Stores: 0
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: 16-25 Years	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: 80	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside: Public Restroom/s	Backup Info:
Geographic Locale: Far West	Floor Finish:	Sale Terms:
Construction:	Air Conditioning: Central Air	Possession:
Exterior: Steel Siding, Brick	Electricity: Circuit Breakers	
Foundation:	Heat/Ventilation: Gas	
	Fire Protection: Sprinklers	

Gross Rental Income: \$0	Expense Source:	Fuel Expense (\$/src): \$0/Broker Projection
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/Broker Projection
Total Annual Expenses: \$0	Total Annual Income: \$0	Water Expense (\$/src): \$0/Broker Projection
Annual Net Operating Income:	Tax Year: 2021	Scavenger Expense (\$/src): \$0/Broker Projection
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$0/Broker Projection
Real Estate Taxes: \$13,155	Cap Rate:	Other Expense (\$/src): \$0/Broker Projection

Broker: **Northwest Illinois Realty, LLC (93654) / (815) 631-8550**
 List Broker: **John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com**
 CoList Broker: More Agent Contact Info:

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