



Mixed Use

Status: **ACTV**

Area: **1081**

Address: **2501 E Lincolnway Unit 4, Sterling, IL 61081**

Directions: **Corner of East Lincolnway and Woodlawn Road.**

MLS #: **11684332**

List Date: **12/07/2022**

List Dt Rec: **12/07/2022**

List. Mkt Time: **32**

Closed Date:

Off Mkt Date:

Township: **Sterling**

Year Built: **1990**

Zoning Type:

Actual Zoning: **B2**

Contract:

Concessions:

Unincorporated:

Built Before 78: **No**

PIN #: **11143770250000**

County: **Whiteside**

Relist:

Subtype: **Ofc/Store**

Lot Dimensions: **168X112X168X56X288**

Land Sq Ft: **36000**

Mobility Score: -

List Price Per SF: **\$0**

Apx. Total SF:

Sold Price Per SF: **\$0**

List Price: **\$0**

Orig List Price: **\$0**

Sold Price:

Rented Price:

Lease Price SF/Y: **\$17.25**

Mthly. Rnt. Price: **\$1,800**

CTGF:

of Stories: **1**

Multiple PINs: **No**

Owners Assoc:

Lease Type:

Lease Terms:

Estimated Cam/Sf:

Est Tax per SF/Y:

Financing:

Remarks: **1250 square feet of office or retail space for lease. High traffic count corner location with stop light. Near Walgreens and McDonalds. Two points of ingress egress. Ample signage on building and marquee. Deliveries and parking in the back plus ample parking in the front. The lease rate is \$1800 per month triple net.**

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: 26-35 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: 20	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:	Backup Info:
Geographic Locale: Far West	Floor Finish:	Sale Terms:
Construction:	Air Conditioning: Central Air	Possession:
Exterior: Brick	Electricity: Circuit Breakers	
Foundation:	Heat/Ventilation: Forced Air, Gas	
	Fire Protection: Hydrants On Site	

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:	Total Annual Income: \$0	Water Expense (\$/src): \$0/
Annual Net Operating Income:	Tax Year: 2021	Scavenger Expense (\$/src): \$0/
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes: \$11,884	Cap Rate:	Other Expense (\$/src): \$0/

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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MLS #: 11684332

Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 01/10/2023 02:00 PM