



Mixed Use

Status: **NEW**

Area: **1081**

Address: **808 E 3rd St, Sterling, IL 61081**

Directions: **1st Avenue to East 3rd Street**

Closed Date:
Off Mkt Date:
Township: **Sterling**
Year Built: **1915**

Zoning Type:
Actual Zoning: **NB**

Subtype: **Ofc/Store**
Lot Dimensions: **50X135**
Land Sq Ft: **6750**
Mobility Score: -
List Price Per SF: **\$50**

MLS #: **11695872**

List Date: **01/05/2023**

List Dt Rec: **01/05/2023**

Directions: **1st Avenue to East 3rd Street**

List. Mkt Time: **2**

Contract:
Concessions:
Unincorporated:
Built Before 78: **Yes**
PIN #: **11223140140000**

County: **Whiteside**
Relist:

Apx. Total SF: **1760**

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

List Price: **\$88,000**

Orig List Price: **\$88,000**

Sold Price:

Rented Price:
Lease Price SF/Y: **\$0**
Mthly. Rnt. Price:
CTGF:

of Stories: **2**
Multiple PINs: **No**
Owners Assoc:
Lease Type:
Lease Terms:
Estimated Cam/Sf:
Est Tax per SF/Y:

Financing:

Remarks: **Neighborhood Business Zoning which includes retail, bakery, office, hair salon, barbershop, art studio, antique shop, daycare, clinic, professional services, coffee shop, veterinary, dwelling upper story, and single family residence. The property features natural woodwork, open staircase, hardwood floors, fireplace is capped off, kitchen, laundry room, 1.75 baths, floored attic, detached garage, and fenced backyard.**

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: **Older**
Type Ownership:
Frontage/Access:
Current Use:
Potential Use:
Client Needs:
Client Will:
Known Encumbrances:
Location:
Geographic Locale: **Far West**
Construction:
Exterior: **Aluminum Siding**
Foundation:

Roof Structure:
Roof Coverings:
Docks/Delivery:
Misc. Outside:
Parking Spaces: **5**
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Misc. Inside:
Floor Finish:
Air Conditioning: **Window Unit/s**
Electricity: **0-100 Amps**
Heat/Ventilation: **Gas, Hot Water, Radiators, Steam**
Fire Protection: **Hydrants On Site**

Water Drainage:
Utilities To Site:
Tenant Pays: **Varies by Tenant**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

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: \$253.44	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:

Copyright 2022 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11695872

Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 01/06/2023 02:29 PM