



**Office/Tech**

Status: **NEW**

Area: **1081**

Address: **402 2nd Ave , Sterling, IL 61081**

Directions: **Corner of 2nd Avenue and East 4th Street**

MLS #: **11710089**

List Date: **01/30/2023**

List Dt Rec: **01/31/2023**

List Price:

Orig List Price:

Sold Price:

Closed:

Off Mkt:

CTGF:

County: **Whiteside**

Year Built: **1964**

Subtype: **Office**

Zoning Type:

Actual Zoning: **DB**

Mobility Score: -

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

Contract:

Concessions:

Lst. Mkt. Time: **2**

Township:

PIN #:

Blt Before 78: **Yes**

# Stories: **1**

# Units:

# Tenants:

Unit SF: **1700**

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

Lease SF/Y: **\$17**

Rented Price:

Mthly. Rnt. Price:

Multiple PINs:

Min Rent. SF: **1700**

Max Rent. SF: **1700**

Relist:

Lot Dimensions:

Acreage:

Land Sq Ft:

Approx Total Bldg SF:

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/SF: **\$0**

Est Tax per SF/Y: **\$0**

Lease Type: **Gross**

Remarks: **1700 square feet of office space for lease at a high traffic downtown corner location. There is a reception area, private offices, conference rooms, and Category 5 wiring throughout. The rent includes utilities. The tenant pays for internet access. Exterior signage is available plus there is dedicated off street parking, off street parking for 10 vehicles, and on street parking.**

Approximate Age: **Older**

Type Ownership:

Frontage Acc:

Docks/Delivery:

# Drive in Doors: **0**

# Trailer Docks: **0**

Geographic Locale: **Far West**

Location:

Construction:

Building Exterior:

Foundation:

Roof Structure:

Roof Coverings:

Air Conditioning: **Central Air**

Heat/Ventilation: **Forced Air, Gas**

Electrical Svcs: **Circuit Breakers**

Fire Protection: **Hydrants On Site**

Current Use:

Potential Use:

Client Needs:

Client Will:

Misc. Outside:

# Parking Spaces:

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside:

Floor Finish:

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

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:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes:

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

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 #: 11710089

Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 02/01/2023 08:56 AM