



Mixed Use
 Status: **PCHG**
 Area: **1081**
 Address: **312 E 4th St , Sterling, IL 61081**
 Directions: **Corner of 4th Avenue and East 4th Street**
 List. Mkt Time: **70**
 Closed Date:
 Off Mkt Date:
 Township: **Sterling**
 Year Built: **1985**
 Zoning Type:
 Actual Zoning: **DB**

MLS #: **11718323**
 List Date: **02/13/2023**
 List Dt Rec: **02/13/2023**
 Contract:
 Concessions:
 Unincorporated:
 Built Before 78: **No**
 PIN #: **11214380130000**
 County: **Whiteside**
 Relist:

List Price: **\$254,000**
 Orig List Price: **\$267,000**
 Sold Price:

Subtype: **Ofc/Store**
 Lot Dimensions: **133X81X135X100**
 Land Sq Ft: **12885** Apx. Total SF: **6116**
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N)**

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:

Mobility Score: -
 List Price Per SF: **\$41.53** Sold Price Per SF: **\$0** Financing:

Remarks: **High traffic count desirable downtown location across from the Grandon Civic Center featuring 6,116 square feet, front open staircase plus back staircase, 2 kitchens, laundry area, restrooms on all 3 floors, partially finished basement, heavy duty electrical, flexible mechanicals, marquee sign, roof 2013, and easy ingress egress.**

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: 36-50 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: 10	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: \$0	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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