Mixed Use

Status: **NEW**
Area: **1081**
Address: **106 4th Ave , Sterling, IL 61081**
Directions: **From East 2nd Street turn south onto 4th Avenue**

MLS #: **11786874**
List Date: **05/17/2023**
List Dt Rec: **05/18/2023**
List. Mkt Time: **7**
Contract:
Concessions:
Unincorporated:
Built Before 78: **Yes**
PIN #: **11214890040000**
County: **Whiteside**
Relist:
Apx. Total SF: **2364**

List Price: **$70,000**
Orig List Price: **$70,000**
Sold Price:
Rented Price:
Lease Price SF/Y: **$0**
Mthly. Rnt. Price:
CTGF:
# of Stories: **1**
Multiple PINs: **No**
Owners Assoc:
Lease Type:
Lease Terms:
Estimated Cam/Sf:
Est Tax per SF/Y:

Closed Date:
Off Mkt Date:
Township: **Sterling**
Year Built: **1900**
Zoning Type:
Actual Zoning: **DB**
Subtype: **Ofc/Store**
Lot Dimensions: **40X100**
Land Sq Ft: **4000**
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)**
Mobility Score: **-**
List Price Per SF: **$29.61**
Sold Price Per SF: **$0**
Financing:

Remarks: **Nice mix of garage area, overhead garage door, and office/warehouse space. Could be combined with adjacent office building 108 4th Avenue MLS #11786853.**

Total # Units: **1**	Total # Tenants: **0**	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: **Vinyl Siding, Brick**
Foundation:

Roof Structure:
Roof Coverings:
Docks/Delivery:
Misc. Outside:
Parking Spaces: **5**
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Misc. Inside:
Floor Finish:
Air Conditioning: **None**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Hydrants On Site**

Water Drainage:
Utilities To Site:
Tenant Pays: **Varies by Tenant**
Equiptment:
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): **$0/**
Annual Net Operating Income:	Tax Year: **2022**	Scavenger Expense ($/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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