



Mixed Use MLS #: **11786853** List Price: **\$163,000**
 Status: **NEW** List Date: **05/17/2023** Orig List Price: **\$163,000**
 Area: **1081** List Dt Rec: **05/18/2023** Sold Price:
 Address: **108 4th Ave, Sterling, IL 61081**
 Directions: **From East 2nd Street turn south onto 4th Avenue.**
 List. Mkt Time: **7** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$0**
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: **Sterling** Unincorporated: CTGF:
 Year Built: **1985** Built Before 78: **No** # of Stories: **1**
 Zoning Type: PIN #: **11214890030000** Multiple PINs: **No**
 Actual Zoning: **DB** County: **Whiteside** Owners Assoc:
 Relist: Lease Type:
 Lease Terms:
 Subtype: **Ofc/Store** Estimated Cam/SF:
 Lot Dimensions: **60X135** Apx. Total SF: **3724** Est Tax per SF/Y:
 Land Sq Ft: **8100**
 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: **\$43.77** Sold Price Per SF: **\$0** Financing:

Remarks: **3,724 square feet of modern office space with 14 off street parking spaces. Office space includes executive private offices, board room, meeting rooms, kitchenette/break room, plus good off street parking and close to downtown. Could be combined with 106 4th Avenue MLS #11786874**

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: 14	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: Steel Siding	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: 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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MLS #: 11786853

Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 05/23/2023 09:01 AM