

 Mixed Use
 MLS #: 11683633
 List Price: \$625,000

 Status: RACT
 List Date: 12/05/2022
 Orig List Price: \$725,000

 Area: 1081
 List Dt Rec: 12/06/2022
 Sold Price:

Area: **1081** List Dt Rec: **12/06/2022** Address: **2708 W 4th St , Sterling, IL 61081**

Directions: North side of West 4th Street

List. Mkt Time: **183**Contract:
Concessions:
Unincorporated:
Built Before 78: **No**Rented Price:
Lease Price SF/Y: **\$0**Mthly. Rnt. Price:
CTGF:
of Stories: **1**

Other Expense (\$/src): \$0/Broker Projection

Zoning Type: Commercial PIN #:11194270060000 Multiple PINs: No Actual Zoning: CB County: Whiteside Owners Assoc: Relist: Lease Type:

Subtype: Ofc/Store
Lot Dimensions: 2.26
Land Sq Ft: 98446
Apx. Total SF: 12000
Lease Terms:
Estimated Cam/Sf:
Est Tax per SF/Y:

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: -

Closed Date: Off Mkt Date:

Township: Sterling

Year Built: 2004

List Price Per SF: **\$52.08** Sold Price Per SF: **\$0** Financing:

Remarks: Banquet facility with commercial kitchen. The bar room area has seating for 75 and the banquet area has seating for 300+. There is in floor gas hot water heat. Located on a high traffic count thorough fare.

Total # Units: 1 Total # Tenants: Total # Apartments: 0 Total # Offices: 0 Total # Stores: 0 # Dishwashers: W/D Leased?: # Washers: # Dryers: # Ranges: # Disposals: # Fireplaces: # Refrigerators: # Window AC: Office SqFt: Manufacturing SgFt: Retail SqFt: Warehouse SqFt: Other SqFt:

Approx Age: 16-25 YearsRoof 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: 80 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: Public Restroom/sBackup Info:Geographic Locale: Far WestFloor Finish:Sale Terms:Construction:Air Conditioning: Central AirPossession:

Exterior: Steel Siding, Brick
Foundation: Electricity: Circuit Breakers
Heat/Ventilation: Gas
Fire Protection: Sprinklers

Gross Rental Income: \$0 Expense Source: Fuel Expense (\$/src): \$0/Broker Projection
Gross Rent Multiplier: \$0 Net Operating Income Year: Electricity Expense (\$/src): \$0/Broker Projection
Total Annual Expenses: \$0 Total Annual Income: \$0 Water Expense (\$/src): \$0/Broker Projection
Annual Net Operating Income: Tax Year: 2021 Scavenger Expense (\$/src): \$0/Broker Projection
Total Monthly Income: \$0 Expense Year: Insurance Expense (\$/src): \$0/Broker Projection

Cap Rate:

Broker: Northwest Illinois Realty, LLC (93654) / (815) 631-8550

Real Estate Taxes: \$13,155

List Broker: John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com

CoList Broker: More Agent Contact Info:

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11683633 Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 06/16/2023 09:29 AM