Mixed Use

Status: **ACTV**
Area: **1071**
Address: **808 W Route 30 , Rock Falls, IL 61071**
Directions: **Corner of West Route 30 and 9th Avenue**

MLS #: **11902051**
List Date: **10/05/2023**
List Dt Rec: **10/06/2023**
List. Mkt Time: **19**
Contract:
Concessions:
Unincorporated:
Built Before 78: **No**
PIN #: **11331300200000**
County: **Whiteside**
Relist:

List Price: **$0**
Orig List Price: **$0**
Sold Price:
Rented Price:
Lease Price SF/Y: **$12.82**
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: **Coloma**
Year Built: **1981**
Zoning Type:
Actual Zoning: **B1**

Subtype: **Ofc/Store**
Lot Dimensions: **24.01X38.30X183.93X125.52X187.50**
Land Sq Ft: **15246**
Apx. Total SF: **2340**
Buyer Ag. Comp.: **FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT. (NL)**
Mobility Score: **-**
List Price Per SF: **$0**
Sold Price Per SF: **$0**
Financing:

Remarks: **Current function is a chiropractic clinic but is adaptable for a variety of uses. The lease agreement will be triple net expenses.**

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**
Type Ownership:
Frontage/Access:
Current Use:
Potential Use:
Client Needs:
Client Will:
Known Encumbrances:
Location:
Geographic Locale: **Far West**
Construction:
Exterior:
Foundation:

Roof Structure:
Roof Coverings:
Docks/Delivery:
Misc. Outside:
Parking Spaces: **20**
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Misc. Inside:
Floor Finish:
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **None**

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**
Gross Rent Multiplier: **0**
Total Annual Expenses:
Annual Net Operating Income:
Total Monthly Income: **$0**
Real Estate Taxes: **$3,530.98**

Expense Source:
Net Operating Income Year:
Total Annual Income: **$0**
Tax Year: **2022**
Expense Year:
Cap Rate:

Fuel Expense ($/src): **$0/**
Electricity Expense ($/src): **$0/**
Water Expense ($/src): **$0/**
Scavenger Expense ($/src): **$0/**
Insurance Expense ($/src): **$0/**
Other Expense ($/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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