



Office/Tech
 Status: **PCHG**
 Area: **1354**
 Address: **944 4th St, Peru, IL 61354**
 Directions: **Rt 251, exit US Hwy 6 east (4th St Peru)**

MLS #: **09963284**
 List Date: **05/23/2018**
 List Dt Rec: **05/25/2018**

List Price: **\$0**
 Orig List Price: **\$0**
 Sold Price:

Closed:
 Off Mkt:
 CTGF:
 County: **La Salle**

Contract:
 Concessions:
 List. Mkt Time: **346**
 Township: **Peru**
 PIN #: **1716330001**

Lease SF/Y: **\$10.28**
 Rented Price:
 Mthly. Rnt. Price: **\$900**

Year Built: **1970**
 Subtype: **Office**
 Zoning Type: **Office**
 Actual Zoning: **B2**

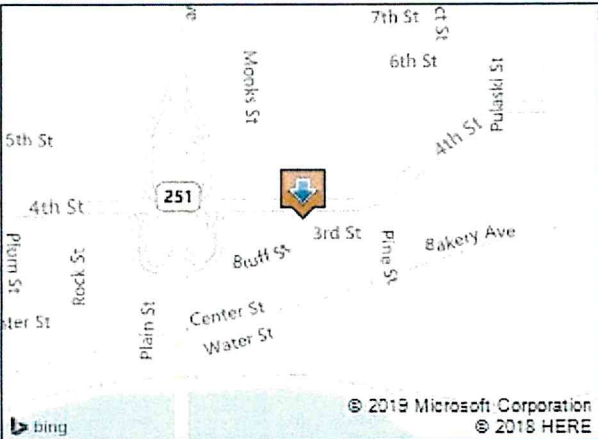
Blt Before 78: **Yes**
 # Stories: **1**
 # Units: **1**
 # Tenants:
 Unit SF: **1050**

Multiple PINs: **No**

Min Rent. SF: **1050**
 Max Rent. SF: **1050**
 Relist:

Mobility Score: **38 - Minimal Mobility. ?**

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



Lot Dimensions: **80X141**
 Acreage:
 Land Sq Ft: **11280**

Approx Total Bldg SF: **1050**
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf: **\$0**
 Est Tax per SF/Y: **\$0**
 Lease Type: **Gross**

Remarks: **Multi purpose commercial building in High Traffic Location! Excellent condition. Large reception area, 4 private offices, public parking close to building. Rear portion of lot ideal for future parking. Many possibilities!**

Approximate Age: **36-50 Years**
 Type Ownership: **Individual**
 Frontage Acc: **City Street**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Southwest Suburban**
 Location: **Corner**
 Construction: **Concrete Block**
 Building Exterior: **Block**
 Foundation: **Block**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air**
 Electrical Svcs: **101-200 Amps**
 Fire Protection: **None**
 Current Use: **Commercial, Office and Research**
 Potential Use: **Commercial, Office and Research, Retail**
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces, Common Parking, Paved**
 Parking Ratio:
 Misc. Inside:
 Floor Finish: **Carpet**
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger, Water/Sewer**
 Possession: **Closing**
 Sale Terms: **Conventional**
 Investment:
 Users:

Financial Information

Gross Rental Income: **\$900**
 Total Income/Month:
 Total Income/Annual: **\$0**
 Annual Net Operating Income: **\$0**
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes: **\$1,450**
 Tax Year: **2017**
 Total Annual Expenses: **\$0**
 Expense Year:
 Expense Source:
 Loss Factor:

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Prepared By: Mary Sharpe | Coldwell Banker Today's, Realtors | 05/03/2019 03:49 PM