Office/Tech
Status: PCHG
MLS #: 00963284
Area: 1354
List Date: 05/23/2018
List DT Rec: 05/25/2018
Address: 944 4th St, Peru, IL 61354
Directions: Rt 251, exit US Hwy 6 east (4th St Peru)
Closed: 
Off Mkt: 
CTGF: 
County: La Salle
List. Mkt Time: 346
Township: Peru
PIN #: 1716330001
Year Built: 1970
Blt Before 78: Yes
Subtype: Office
# Stories: 1
Zoning Type: Office
# Units: 1
Actual Zoning: B2
# Tenants: 
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: 
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: 
Financial Information
Gross Rental Income: $900
Total Income/Month: 
Total Income/Annual: $0
Annual Net Operating Income: $0
Net Operating Income Year: 
Cap Rate: 

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: 

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