

**Office/Tech**Status: **ACTV**Area: **4512**Address: **625 S 5th St, Watseka, IL 60970**Directions: **From Rte 1, east onto Walnut to right on 5th St. Property on right.**MLS #: **12177025**List Date: **10/02/2024**List Dt Rec: **10/02/2024**

List Price:

Orig List Price:

Sold Price:

Closed:

Off Mkt:

CTGF:

County: **Iroquois**Year Built: **2003**Subtype: **Medical**Zoning Type: **Commercial**Actual Zoning: **COMM**

Contract:

Concessions:

Lst. Mkt. Time: **7**Township: **Belmont**

PIN #:

Blt Before 78: **No**# Stories: **1**# Units: **1**

Tenants:

Unit SF: **2024**

(Leasable Area

Units: **Square**

Feet)

Lease SF/Y: **\$10.97**

Rented Price:

Mthly. Rnt. Price: **\$1,850**

Multiple PINs:

Min Rent. SF: **2024**Max Rent. SF: **2024**

Relist:

Mobility Score: - **?**List Price Per SF: **\$0**Sold Price Per SF: **\$0**

Lot Dimensions:

Acreage: **0.19**

Land Sq Ft:

Approx Total Bldg SF:

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf: **\$500**Est Tax per SF/Y: **\$3.50**Lease Type: **Net**

Remarks: **HERE IS the ideal arrangement for your primary care practice! This spacious & attractive medical building has well-equipped exam rooms, an office/consultation room, welcoming reception area, and large waiting room. There are 2 bathrooms - one for patients and one for staff, plus a cozy break room, and a storage room for that extra equipment. [BONUS: lateral sliding file shelving in front admin office.] Conveniently located just 1 block from the hospital. An EXCELLENT opportunity to be able to serve your community. Come and see!**

Approximate Age: **16-25 Years**Type Ownership: **Individual**Frontage Acc: **City Street**

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **Central Illinois**

Location:

Construction: **Brick**Building Exterior: **Brick**Foundation: **Block**Roof Structure: **Hip**Roof Coverings: **Shingle Composition**Air Conditioning: **Central Air**Heat/Ventilation: **Central Bldg Heat**Electrical Svcs: **Circuit Breakers**Fire Protection: **None**Current Use: **Medical/Dental**Potential Use: **Office and Research, Financial Services, Office/Medical**

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces: **10**

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside: **Air Conditioning, Accessible Entrance, Accessible****Washroom/s, Inside Corridor/s, Private Restroom/s, Storage Inside**

Floor Finish:

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances: **None Known**

Backup Info:

Tenant Pays: **All Utilities**

Possession:

Sale Terms:

Investment:

Users:

Electric Supplier: **Ameren****Financial Information**

Gross Rental Income:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes:

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

Broker: **Coldwell Banker Realty (94015) / (815) 933-9700**List Broker: **Susan Fisher (940069) on behalf of Fisher Powers Group (T14974) / (815) 922-5256 / susan.fisher@cbexchange.com; susan@fisherpowersgroup.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12177025

Prepared By: Susan Fisher | Coldwell Banker Realty | 10/08/2024 09:29 AM