



Retail/Stores

Status: **NEW**

Area: **507**

Address: **24 N Broadway , Aurora, Illinois 60505**

Directions: **31 North to Galena Blvd to left on Broadway to building on left**

List. Mkt Time: **2**

Closed Date:

Off Mkt Date:

Township: **Aurora**

Coordinates: **N: S: E: W:**

Year Built: **1885**

Zoning Type: **Retail**

Actual Zoning: **B3**

Subtype: **Restaurant**

Lot Dimensions: **23X98X24X99**

Land Sq Ft: **2376**

Net Rentable Area:

MLS #: **08983351**

List Date: **07/15/2015**

List Dt Rec: **07/15/2015**

List Price: **\$135,000**

Orig List Price: **\$135,000**

Sold Price:

Rented Price:

Contract:

Points:

Unincorporated:

Subdivision:

Lease Price SF/Y:

Mthly. Rnt. Price:

CTGF:

County: **Kane**

PIN #: **1522331009**
(Map)

Multiple PINs: **No**

Min Rentbl. SF: **1920**

Max Rentbl. SF: **3840**

Stories: **2**

Units:

Lease Type:

Est Tax per SF/Y:

Apx. Tot. Bldg SF: **3840**

Gross Rentbl. Area:

Tenants:

Estimated Cam/Sf:

Remarks: **Two story masonry building centrally located in downtown business district of Aurora with an avg daily traffic count of 13,000 . Located approx. 1 block from Paramount Theater. Ideal for restaurant/bar on main floor. Built-in bar w/ample space for fridges/coolers. Huge 14X6 freezer and abundant storage space in basement. Front entrance access to second floor used previously as offices, could be used as residential. Rear outside deck. GREAT PRICE!**

Approximate Age: **Older**

Type Ownership: **Individual**

Frontage Acc: **City Street**

Current Use: **Other**

Potential Use: **Commercial, Retail, Restaurant**

Known Encumbrances:

Client Needs:

Client Will:

Location: **Central Business District**

Geographic Locale: **Far West**

Drive in Doors: **0**

Trailer Docks: **0**

Ceiling Height:

Construction:

Exterior: **Brick**

Foundation: **Concrete**

Roof Structure:

Roof Coverings:

Docks:

Misc. Outside:

Parking Spaces:

Indoor Parking:

Outdoor Parking:

Extra Storage Space Available: **Yes**

Misc. Inside: **Storage Inside, Basement**

Floor Finish: **Wood**

Air Conditioning: **Central Air**

Electricity: **Circuit Breakers, 201-600 Amps**

Heat/Ventilation: **Forced Air, Gas**

Fire Protection: **Alarm On Site**

Water Drainage:

Utilities To Site: **Electric to Site, Gas to Site**

Tenant Pays: **Other**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession: **Closing**

Financial Information

Gross Rental Income/Month: **\$0**

Annual Net Operating Income: **\$0**

Real Estate Taxes: **\$5,513.66**

Tax Year: **2014**

Individual Spaces (Y/N): **No**

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses: **\$0**

Expense Source:

Total Building (Y/N):

Total Income/Annual: **\$0**

Cap Rate:

Expense Year:

Loss Factor:

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MLS #: 08983351

Prepared By: Heather Islami | Inland Real Estate Brokerage Inc | 07/16/2015 04:42 PM



Retail/Stores

Status: **PCHG**
 Area: **538**
 Address: **1835 Douglas Rd , Montgomery, Illinois 60538**
 Directions: **Douglas Road north from Route 30 to address.**
 List. Mkt Time: **9**
 Closed Date:
 Off Mkt Date:
 Township: **Oswego**
 Coordinates: **N: S: E: W:**
 Year Built: **1990**
 Zoning Type: **Commercial**
 Actual Zoning: **B-2**
 Subtype: **Strip Center**
 Lot Dimensions:
 Land Sq Ft:
 Net Rentable Area:
 MLS #: **08979273**
 List Date: **07/08/2015**
 List Dt Rec: **07/10/2015**
 Rented Price:
 Contract:
 Points:
 Unincorporated:
 Subdivision:
 Lease Price SF/Y: **\$15**
 Mthly. Rnt. Price:
 CTGF:
 County: **Kendall**
 PIN #: **(Map)**
 Multiple PINs:
 Min Rentbl. SF: **2000**
 Max Rentbl. SF: **2000**
 # Stories: **1**
 # Units: **1**
 Lease Type: **Modified Gross**
 Apx. Tot. Bldg SF:
 Gross Rentbl. Area:
 # Tenants: **1**
 Estimated Cam/Sf: **\$0.25**
 Est Tax per SF/Y: **\$0.25**

Remarks: **GREAT 2,000sf location on highly-traveled Douglas Road. Shares parking lot with busy Dairy Queen restaurant. Currently configured as a liquor store, but can be reconfigured for just about any other retail requirement. All refrigeration, racks and shelving stay if needed. Taxes included with monthly rent.**

Approximate Age: **16-25 Years**
 Type Ownership: **Other/Unknown**
 Frontage Acc: **City Street**
 Current Use: **Commercial**
 Potential Use: **Commercial**
 Known Encumbrances:
 Client Needs:
 Client Will:
 Location:
 Geographic Locale: **Far West**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height:

Construction: **Concrete, Steel**
 Exterior: **EIFS (e.g. Dryvit), Glass**
 Foundation: **Concrete**
 Roof Structure:
 Roof Coverings:
 Docks:
 Misc. Outside:
 # Parking Spaces: **12**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Extra Storage Space Available: **No**
 Misc. Inside: **Private Restroom(s)**
 Floor Finish: **Tile**

Air Conditioning: **Central Air**
 Electricity: **Circuit Breakers**
 Heat/Ventilation: **Central Heat/Indiv Controls**
 Fire Protection: **Sprinklers-Wet**
 Water Drainage:
 Utilities To Site:
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Scavenger, Water/Sewer**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income/Month: **\$0**
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **6,000**
 Tax Year: **2013**

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses: **\$0**
 Expense Source:

Total Building (Y/N):
 Total Income/Annual: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:

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MLS #: 08979273

Prepared By: Heather Islami | Inland Real Estate Brokerage Inc | 07/16/2015 04:43 PM