



Mixed Use
 Status: **ACTV**
 Area: **450**
 Address: **1824 Division St , Morris, Illinois 60450**
 Directions: **I-80 to Rt. 47, South on Rt. 47 building on right hand side.**
 Sold by: List. Mkt Time: **135**
 Closed Date: Contract:
 Off Mkt Date: Points:
 Township: **Saratoga** Unincorporated:
 Coordinates: **N: S: E: W:** Subdivision:
 Year Built: **1970** Built Before 78: **Yes**
 Zoning Type: **Commercial** PIN #: **0233426010**
 Actual Zoning: **B-2** County: **Grundy**
 Subtype: **Ofc/Store**
 Lot Dimensions: **100X200**
 Land Sq Ft: **25000** Apx. Total SF:

MLS #: **09107299**
 List Date: **12/30/2015**
 List Dt Rec: **12/30/2015**
 List Price: **\$0**
 Orig List Price: **\$0**
 Sold Price:
 Rented Price:
 Lease Price SF/Y: **\$1.81**
 Mthly. Rnt. Price: **\$750**
 CTGF:
 # of Stories: **1**
 Multiple PINs: **No**
 Owners Assoc:
 Lease Type:
 Estimated Cam/Sf:
 Est Tax per SF/Y:

Remarks: **Newly updated. Highest traffic count in Morris. Formerly a tobacco shop. Adjacent to a long standing, high traffic sandwich shop. Great location for office use, retail or a small business.**

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:	

Approx Age: 36-50 Years	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: Electric, Heat, Water/Sewer, Other
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: 10	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Misc. Inside:	Green Feats:
Location:	Floor Finish:	Backup Info:
Geographic Locale: Southwest Suburban	Air Conditioning: Window Unit/s	Sale Terms:
Construction:	Electricity:	Possession:
Exterior:	Heat/Ventilation: Forced Air	
Foundation:	Fire Protection:	

Gross Rental Income: \$0	Expense Source:	Fuel Expense (\$/src): \$1/
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$1/
Total Annual Expenses: \$0	Total Annual Income: \$0	Water Expense (\$/src): \$1/
Annual Net Operating Income: \$0	Tax Year: 2014	Scavenger Expense (\$/src): \$1/
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$1/
Real Estate Taxes: \$3,703.86	Cap Rate:	Other Expense (\$/src): \$1/

Agent Remarks: **Call Listing Agent for Showings and more information**

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: \$500 FLAT FEE (on Gross SP)	Other Compensation:	Call for Rent Roll Info:
Information: None	Cont. to Show?:	Expiration Date:
Broker: Marquette Properties, Inc (79948)	Ph #: (815) 941-0207	Team:
List Agent: Michael Fleming (700103)	Ph #: (815) 347-5151	Agent Addn'l Info:
Email: tuaminc@yahoo.com	Agent Alt Ph #:	
Co-lister: Peter Fleming (702641)	Ph #: (773) 882-6286	

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MLS #: 09107299

Prepared By: Michael Fleming | Marquette Properties, Inc | 05/12/2016 11:49 AM