



**Retail/Stores**  
 Status: **NEW**  
 Area: **488**  
 Address: **660 E Division St , Coal City, IL 60416**  
 Directions: **Rt 55 to Rt 113; West to property**  
 Sold by:  
 Closed Date:  
 Off Mkt Date:  
 Township: **Felix**  
 Zoning Type: **Commercial**  
 Actual Zoning: **C3**  
 Subtype: **Neighborhood Storefront**  
 Lot Dimensions: **61 X 183 X 85** Lot Size Source: **X 125**  
 Apx. Tot. Bldg SF: **2870**  
 Land Sq Ft: **9728**  
 Net Rentable Area:  
 Mobility Score: -

MLS #: **11374164** List Price: **\$243,900**  
 List Date: **04/13/2022** Orig List Price: **\$243,900**  
 List Dt Rec: **04/13/2022** Sold Price:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **0000**  
 Relist:  
 List Price Per SF: **\$84.98**  
 Sold Price Per SF: **\$0**  
 # Stories: **1**  
 Gross Rentbl. Area:  
 # Units: **1**  
 Unit SF:  
 Rented Price:  
 Lease Price SF/Y:  
 Mthly. Rnt. Price:  
 CTGF:  
 County: **Grundy**  
 PIN #: **0635385007**  
 Multiple PINs: **No**  
 Min Rentbl. SF: **0**  
 Max Rentbl. SF: **0**  
 # Tenants:  
 Estimated Cam/Sf:  
 Lease Type:  
 Est Tax per SF/Y:

Remarks: **Commercial brick building with great visibility on Division St in Coal City with a 1920 s/f Wicks building added on in 1999. Zoned C-3 Commercial. Includes 1 office room with a waiting area and private bathroom. 10' ceiling. Parking is available on the east side of the building. Lots of opportunities for your business needs. Call to set up a private showing.**

Frontage Acc: <b>Public Road</b>	Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>
Current Use: <b>Commercial</b>	Exterior: <b>Steel Siding, Brick</b>	Electricity: <b>Circuit Breakers</b>
Known Encumbrances: <b>None Known</b>	Foundation:	Heat/Ventilation: <b>Forced Air, Gas</b>
Location:	Roof Structure:	Fire Protection: <b>Fire Extinguisher/s</b>
# Drive in Doors: <b>0</b>	Roof Coverings:	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site</b>
Ceiling Height: <b>10</b>	Misc. Outside:	Tenant Pays: <b>Varies by Tenant</b>
	# Parking Spaces:	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking: <b>6-12 Spaces</b>	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside: <b>Private Restroom(s)</b>	Sale Terms: <b>Conventional, Cash Only</b>
	Floor Finish:	Possession: <b>Closing</b>

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: <b>\$0</b>	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: <b>\$2,747.30</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2020</b>	Expense Source:	Loss Factor:
Special Assessments: <b>No</b>	Frequency: <b>Not Applicable</b>	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	
Operating Expense Includes:		

Broker Private Remarks: **Please email 7.0 Contract along with Pre-approval/Proof of Funds to ricardo.marquetteprop@gmail.com. Listing office does not hold Earnest Money.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>No</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box: <b>None</b> (Located at <b>None</b> )
Listing Type: <b>Exclusive Right to Sell</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Coop Comp: <b>2.5% (on Gross SP)</b>	Other Compensation:	Call for Rent Roll Info:
Information: <b>None</b>	Cont. to Show?:	Expiration Date: <b>10/12/2022</b>
Showing Inst: <b>Call Listing Broker Mike Fleming to set up showing 815-347-5151</b>		
Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b>		
List Broker: <b>Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com</b>		
CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>		More Agent Contact Info:

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MLS #: 11374164

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 04/13/2022 02:25 PM