



Retail/Stores	MLS #:	11484287	List Price:	\$310,000
Status:	NEW	List Date:	08/04/2022	Orig List Price: \$310,000
Area:	450	List Dt Rec:	08/05/2022	Sold Price:
Address:	306 Liberty St , Morris, IL 60450			
Directions:	I-80 south on Rt 47, Right on Main St. Right on Liberty			
Sold by:	Mkt. Time (Lst./Tot.):	2/2	Rented Price:	
Closed Date:	Contract:		Lease Price SF/Y:	\$3,500
Off Mkt Date:	Concessions:		Mthly. Rnt. Price:	\$3,500
Township:	Unincorporated:	No	CTGF:	
Zoning Type:	Subdivision:		County:	Grundy
Actual Zoning:	Year Built:	0000	PIN #:	0504485011
Subtype:	Relist:		Multiple PINs:	No
Lot Dimensions:	List Price Per SF:	\$94.89	Min Rentbl. SF:	1836
Apx. Tot. Bldg SF:	Sold Price Per SF:	\$0	Max Rentbl. SF:	3267
Land Sq Ft:	Lot Size Source:	Other	# Units:	2
	# Stories:	2	Unit SF:	3267 (Leasable Area)
	Gross Rentbl. Area:		Units:	Square Feet
Net Rentable Area:	# Tenants:		Lease Type:	Modified Gross
	Estimated Cam/Sf:	\$2	Est Tax per SF/Y:	\$2
Mobility Score:		-		

Remarks: **Great opportunity to Own or Lease real estate in the heart of Nostalgic Downtown Morris on Liberty St. Seller is looking to retire after many great years of running a successful family-owned and operated restaurant. Additional income Upstairs apartment unit includes 4 bedrooms and a bathroom. Main level unit has full restaurant kitchen. Great location with all of the local activities Morris has to offer: Cruise Nights, Upscale Retail Clothing, Antique Shops, Entertainment, Cornfest, etc. Restaurant equipment can be purchased separately for \$50K.**

Frontage Acc:	City Street	Construction:		Air Conditioning:	Central Air
Current Use:	Commercial	Exterior:	Brick	Electricity:	Circuit Breakers
Known Encumbrances:		Foundation:		Heat/Ventilation:	Gas
Location:		Roof Structure:		Fire Protection:	Other
# Drive in Doors:	0	Roof Coverings:		Water Drainage:	
# Trailer Docks:	0	Docks:		Utilities To Site:	
Ceiling Height:		Misc. Outside:		Tenant Pays:	Air Conditioning, Electric, Heat, Water/Sewer
		# Parking Spaces:		HERS Index Score:	
		Indoor Parking:		Green Disc:	
		Outdoor Parking:		Green Rating Source:	
		Parking Ratio:		Green Feats:	
		Extra Storage Space Available:		Backup Info:	
		Misc. Inside:	Basement, Restaurant Oven Hood	Sale Terms:	
		Floor Finish:		Possession:	Closing, Immediate

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: \$0	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$3,647	Total Annual Expenses:	Expense Year:
Tax Year: 2021	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	
Operating Expense Includes:		

Broker Private Remarks: **Successful business owner retiring. Business still in operation, do not disrupt. Contact LA for contract sale/lease options. Seller may look at seller finance of the business. CONTACT LA FOR INFO**

Internet Listing:	Yes	Remarks on Internet?:	No	Broker Owned/Interest:	No
VOW AVM:	No	VOW Comments/Reviews:	No	Lock Box:	None
Listing Type:	Exclusive Right to Sell, Exclusive Right to Lease	Address on Internet:	Yes	Special Comp Info:	None
Buyer Ag. Comp.:	2.5%-\$300 (G,GL)	Other Compensation:		Call for Rent Roll Info:	
Information:	None	Cont. to Show?:		Expiration Date:	02/02/2023
Showing Inst:	Call/text agent				
Broker:	Marquette Properties, Inc (79948) / (815) 941-0207				
List Broker:	Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com				
CoList Broker:	Michael Fleming (700103) / (815) 347-5151				
				More Agent Contact Info:	

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MLS #: 11484287 Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 08/05/2022 08:31 AM