



Mixed Use
 Status: **ACTV** MLS #: **11240909** List Price: **\$450,000**
 Area: **450** List Date: **10/07/2021** Orig List Price: **\$450,000**
 Address: **604 Bedford Rd , Morris, IL 60450** List Dt Rec: **10/07/2021** Sold Price:
 Directions: **Rt 47 to Rt 6. Property is on the corner of Rt 6 and Michael Dr**
 Sold by: **Mkt. Time (Lst./Tot.): 55/55** Rented Price:
 Closed Date: **Contract:** Lease Price SF/Y: **\$8**
 Off Mkt Date: **Concessions:** Mthly. Rnt. Price:
 Township: **Saratoga** Unincorporated: **No** CTGF:
 Year Built: **1900** Built Before 78: **Yes** # of Stories: **2**
 Zoning Type: **Commercial** PIN #: **0233377011** Multiple PINs: **Yes**
 Actual Zoning: **B3** County: **Grundy** Owners Assoc:
 Subtype: **Apts/Ofc** Relist: Lease Type:
 Lot Dimensions: **0** Apx. Total SF: Estimated Cam/Sf:
 Land Sq Ft: **0** Est Tax per SF/Y:
 Mobility Score: **-** Sold Price Per SF: **\$0** Financing:
 List Price Per SF: **\$0**

Remarks: **Great location on Rt 6 and Michael Dr**

Total # Units: 3	Total # Tenants:	Total # Apartments: 1	Total # Offices: 2	Total # Stores: 0
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: 26-35 Years	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: Other
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: 6	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside:	Backup Info:
Geographic Locale: Southwest Suburban	Floor Finish:	Sale Terms:
Construction:	Air Conditioning: Central Air	Possession:
Exterior:	Electricity: Circuit Breakers	
Foundation:	Heat/Ventilation: Forced Air	
	Fire Protection: Fire Extinguisher/s, Hydrants On Site	

Gross Rental Income: \$0	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses:	Total Annual Income: \$0	Water Expense (\$/src): \$0/
Annual Net Operating Income:	Tax Year: 2020	Scavenger Expense (\$/src): \$0/
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes: \$4,113.84	Cap Rate:	Other Expense (\$/src): \$0/

Broker Private Remarks: **Listing office does NOT hold Earnest Money. Email all offers with POF/Prequalification letter to ricardo.marquetteprop@gmail.com**

Internet Listing: Yes	Remarks on Internet?: No	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None (Located at None)
Listing Type: Exclusive Right to Sell, Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2.5% - 300 OR HALF MONTHS RENT (on Gross SP, Gross RP)	Other Compensation:	Call for Rent Roll Info:
Information: None	Cont. to Show?:	Expiration Date: 04/06/2022
Showing Inst: Call Michael Fleming for showing instructions		
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:

Copyright 2021 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11240909

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 11/30/2021 12:06 PM