



**Office/Tech**      MLS #: **11706121**      List Price:

Status: **NEW**      List Date: **01/24/2023**      Orig List Price:

Area: **450**      List Dt Rec: **01/24/2023**      Sold Price:

Address: **519 Franklin St Unit 102, Morris, IL 60450**

Directions: **Rt 47 to North St to Franklin St**

Sold by:

Closed:      Contract:      Lease SF/Y: **\$11.90**

Off Mkt:      Concessions:      Rented Price:

CTGF:      Mkt. Time (Lst./Tot.): **1/1**      Mthly. Rnt. Price: **\$1,250**

County: **Grundy**      Township: **Morris**      Multiple PINs:

Year Built: **1898**      Blt Before 78: **Yes**

Subtype: **Office**      # Stories: **2**

Zoning Type: **Office**      # Units: **1**      Min Rent. SF: **1260**

Actual Zoning: **B2**      # Tenants: **1**      Max Rent. SF: **1260**

Unit SF: **1260** (Leasable Area Units: **Square Feet**)

Mobility Score: -      Sold Price Per SF: **\$0**

Lot Dimensions:      Approx Total Bldg SF:      Estimated Cam/Sf: **\$0**

Acreage: **0.33**      Gross Rentable Area:      Est Tax per SF/Y: **\$0**

Land Sq Ft:      Net Rentable Area:      Lease Type: **Gross**

Remarks: **Opportunity to lease a 1260 s/f office space near downtown Morris with Rt. 47 frontage. This office space includes a reception area, a large conference room with recessed lighting, 3 office rooms, 1 storage room, and closet/cabinet space. Plenty of natural sunlight coming in from the East side of the building. Well-built, handicap-accessible building that was previously used as a school. Call for additional details.**

Approximate Age: **Older**      Misc. Outside: **Handicapped Access**

Type Ownership: **Individual**      # Parking Spaces:

Frontage Acc: **City Street**      Indoor Parking:

Docks/Delivery:      Outdoor Parking: **Parking On-Site, Parking-Street**

# Drive in Doors: **0**      Parking Ratio:

# Trailer Docks: **0**      Misc. Inside: **Air Conditioning, Handicapped Access, Public Restroom/s**

Geographic Locale: **Southwest Suburban**      Floor Finish: **Carpet, Vinyl**

Location: **Corner**      Extra Storage Space Available:

Construction: **Brick**      Water Drainage:

Building Exterior: **Brick**      Utilities To Site:

Foundation:      HERS Index Score:

Roof Structure:      Green Disc:

Roof Coverings:      Green Rating Source:

Air Conditioning: **Central Air**      Green Feats:

Heat/Ventilation: **Gas**      Known Encumbrances:

Electrical Svcs: **Circuit Breakers**      Backup Info:

Fire Protection: **Other**      Tenant Pays: **Air Conditioning, Heat, Real Property Taxes, Insurance, Varies by Tenant**

Current Use: **Commercial, Office and Research**      Possession: **Negotiable**

Potential Use:      Sale Terms:

Client Needs:      Investment:

Client Will:      Users:

Financial Information      Real Estate Taxes:

Gross Rental Income:      Tax Year:

Total Income/Month:      Total Annual Expenses:

Total Income/Annual:      Expense Year:

Annual Net Operating Income:      Expense Source:

Net Operating Income Year:      Loss Factor:

Cap Rate:

Broker Private Remarks: **Call Listing Broker to set up showing**

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 Lease**      Address on Internet: **Yes**      Special Comp Info: **None**

Buyer Ag. Comp.: **\$400 WITH ONE-YEAR LEASE (GL)**      Other Compensation:

Information: **List Broker Must Accompany**      Cont. to Show?:      Expiration Date: **05/22/2023**

Showing Inst: **Call listing broker**

Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

List Broker: **Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com**

CoList Broker: **More Agent Contact Info: 8159096406**

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MLS #: 11706121

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 01/24/2023 06:33 AM