

Office/Tech MLS #: 11778904 List Price: Status: **NEW** List Date: 05/09/2023 Orig List Price: Area: **447** List Dt Rec: 05/09/2023 Sold Price:

Address: 500 Bob Blair Rd . Minooka, IL 60447

Directions: I-80 to South Ridge Rd to Bob Blair Rd Property on Right

Lease SF/Y: \$30 Rented Price: Closed: Contract: Off Mkt: Concessions: Mthly. Rnt. Price: \$1,500

CTGF: Mkt. Time (Lst./Tot.): 1/1 County: Grundy Township: Aux Sable

PIN #: Multiple PINs:

Blt Before 78: No Year Built: 1994 Subtype: Office # Stories: 1 Zoning Type: # Units: Actual Zoning: B2

Tenants: Max Rent. SF: 720 Relist:

Min Rent. SF: 720

Unit SF: 600 Mobility Score: - ?

List Price Per SF: \$0 Sold Price Per SF: \$0

Approx Total Bldg SF: Estimated Cam/Sf: \$0 Lot Dimensions: Acreage: Gross Rentable Area: Est Tax per SF/Y: \$0 Land Sa Ft: Net Rentable Area: Lease Type: Gross

Great opportunity to lease office space near I-80 interchange in Minooka. The 720 s/f Space offers 3 offices, kitchenette, foyer, Remarks: bathrooms in common area and ample parking. Great co-tenants include Hartland Bank, accountant, attorney & the Chamber of Commerce. Located near Starbucks and other dining options. Comes fully furnished and all utilities included!

Approximate Age: 26-35 Years Misc. Outside: Handicapped Access

Type Ownership: # Parking Spaces: Frontage Acc: Indoor Parking: Docks/Delivery: Outdoor Parking: # Drive in Doors: 0 Parking Ratio:

Trailer Docks: 0 Misc. Inside: Handicapped Access, Multi-Tenant, Public Restroom/s

Geographic Locale: Southwest Suburban

Location: Extra Storage Space Available: Construction: 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: Forced Air Known Encumbrances:

Electrical Svcs: Circuit Breakers Backup Info: Fire Protection: **Sprinklers-Wet** Tenant Pays: Other Current Use: Possession: Potential Use: Sale Terms: Client Needs: Investment:

Financial Information

Client Will:

Gross Rental Income: Real Estate Taxes: Total Income/Month: Tax Year: Total Income/Annual: Total Annual Expenses: Annual Net Operating Income: Expense Year:

Net Operating Income Year: **Expense Source:** Cap Rate: Loss Factor:

Broker Private Remarks:

MLS #: 11778904

Remarks on Internet?: Yes Broker Owned/Interest: No Internet Listing: Yes VOW AVM: No VOW Comments/Reviews: No Lock Box: Listing Type: Exclusive Right to Lease Special Comp Info: Variable Address on Internet: Yes Buyer Ag. Comp.: 1/2 MONTHS RENT (GL) Other Compensation: Call for Rent Roll Info: Expiration Date: 05/09/2024 Information: None Cont. to Show?:

Showing Inst: Call/text listing agent

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

List Broker: Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net CoList Broker: Michael Fleming (700103) / (815) 347-5151 More Agent Contact Info:

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Users:

Prepared By: Peter Fleming | Marquette Properties, Inc | 05/09/2023 02:00 PM