



Office/Tech
 Status: **ACTV**
 Area: **450**
 Address: **534 Bedford Rd Unit 3, Morris, IL 60450**
 Directions: **Rt 47 to Rt 6 to Michael Dr**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Grundy**
 Year Built: **2000**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **B4**

MLS #: **11698564** List Price:
 List Date: **01/10/2023** Orig List Price:
 List Dt Rec: **01/10/2023** Sold Price:
 Contract:
 Concessions:
 Mkt. Time (Lst./Tot.): **92/92**
 Township: **Saratoga**
 PIN #:
 Blt Before 78: **No**
 # Stories: **2**
 # Units: **1**
 # Tenants: **1**
 Unit SF: **1500** (Leasable Area Units: **Square Feet**)

Lease SF/Y: **\$12**
 Rented Price:
 Mthly. Rnt. Price: **\$2,000**
 Multiple PINs:
 Min Rent. SF: **1750**
 Max Rent. SF: **1750**
 Relist:

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

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

Remarks: **Office space for lease located on the corner of Rt 6 (Bedford Rd) & Michael Dr. Potentially 8 offices/rooms with 2 separate bathrooms.**

Approximate Age: **16-25 Years**
 Type Ownership: **Limited Partnership**
 Frontage Acc: **City Street, Public Road, Signal Intersection**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Southwest Suburban**
 Location: **Corner, In City Limits, High Traffic Area**
 Construction:
 Building Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Gas**
 Electrical Svcs: **Circuit Breakers, 101-200 Amps**
 Fire Protection: **None**
 Current Use: **Commercial**
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Parking Ratio:
 Misc. Inside:
 Floor Finish: **Carpet**
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **All Utilities**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information
 Gross Rental Income:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:
 Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes** Remarks on Internet?: **No** Broker Owned/Interest: **No**
 VOW AVM: **No** VOW Comments/Reviews: **No** Lock Box: **Combination Box (**
 Listing Type: **Exclusive Right to Lease** Address on Internet: **Yes** Special Comp Info: **None**
 Buyer Ag. Comp.: **1/2 MONTHS RENT (GL)** Other Compensation:
 Information: **None** Cont. to Show?: Expiration Date: **06/13/2023**
 Showing Inst: **Use ShowingTime**
 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 #: 11698564

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 04/11/2023 12:02 PM