



**Office/Tech**      MLS #: **11706120**      List Price: **01/22/2023**      Orig List Price:  
 Status: **NEW**      List Date: **01/22/2023**      Sold Price:  
 Area: **450**      List Dt Rec: **01/24/2023**  
 Address: **519 Franklin St Unit 201, Morris, IL 60450**  
 Directions: **Rt 47 to North St to Franklin St**  
 Sold by:      Lease SF/Y: **\$14**  
 Closed:      Contract:      Rented Price:  
 Off Mkt:      Concessions:      Mthly. Rnt. Price: **\$700**  
 CTGF:      Mkt. Time (Lst./Tot.): **3/3**  
 County: **Grundy**      Township: **Morris**  
    PIN #:      Multiple PINs:  
 Year Built: **1898**      Blt Before 78: **Yes**  
 Subtype: **Office**      # Stories: **2**  
 Zoning Type: **Office**      # Units: **1**      Min Rent. SF: **600**  
 Actual Zoning: **B2**      # Tenants: **1**      Max Rent. SF: **600**  
    Unit SF: **600** (      Relist:  
    Leasable Area      Units: **Square**  
    Feet)

Mobility Score: -  
 List Price Per SF: **\$0**      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 600 s/f office space near downtown Morris with Rt. 47 frontage. Perfect opportunity for professional office space. Well-built, handicap-accessible building that was previously used as a school. Call for additional details.**

Approximate Age: <b>Older</b>	Misc. Outside:
Type Ownership: <b>Other/Unknown</b>	# Parking Spaces:
Frontage Acc: <b>City Street</b>	Indoor Parking:
Docks/Delivery:	Outdoor Parking: <b>13-18 Spaces</b>
# Drive in Doors: <b>0</b>	Parking Ratio:
# Trailer Docks: <b>0</b>	Misc. Inside: <b>Handicapped Access, Public Restroom/s</b>
Geographic Locale: <b>Southwest Suburban</b>	Floor Finish: <b>Carpet</b>
Location: <b>Corner</b>	Extra Storage Space Available:
Construction: <b>Brick</b>	Water Drainage:
Building Exterior: <b>Brick</b>	Utilities To Site:
Foundation:	HERS Index Score:
Roof Structure:	Green Disc:
Roof Coverings:	Green Rating Source:
Air Conditioning: <b>Central Air</b>	Green Feats:
Heat/Ventilation: <b>Gas</b>	Known Encumbrances:
Electrical Svcs: <b>Circuit Breakers</b>	Backup Info:
Fire Protection: <b>Other</b>	Tenant Pays: <b>Varies by Tenant</b>
Current Use: <b>Office and Research</b>	Possession: <b>Negotiable</b>
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: <b>Yes</b>	Remarks on Internet?: <b>No</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box: <b>None</b> (Located at <b>None</b> )
Listing Type: <b>Exclusive Right to Lease</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Buyer Ag. Comp.: <b>1/2 MONTHS RENT (GL)</b>	Other Compensation:	Call for Rent Roll Info:
Information: <b>List Broker Must Accompany</b>	Cont. to Show?:	Expiration Date: <b>05/22/2023</b>
Showing Inst: <b>Call Listing Broker to set up showing</b>		
Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b>		
List Broker: <b>Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com</b>		
CoList Broker:		More Agent Contact Info:

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MLS #: 11706120

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