



Retail/Stores

MLS #: **07426566** Status: **NEW** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$499,999**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **1811 S 13th St**
 City: **Mendota** Zip: **61342** Area #: **347**
 Subdivision:
 Corporate Limits:
 County: **La Salle** Township: Yr. Built: **2000**
 Parcel ID#: **0609314000** Multiple PIN: **Yes** Waterfront:
 Coordinates: North: **0** South: **0** East: **0** West: **0**
 Directions: **Rt. 251 South out of Mendota**

Property Information And Description

Subtype: **OL** Apx Tot Bldg SqFt: **8800**
 Avl Rent SqFt Min: **0** Avl Rent SqFt Max: **0**
 Lot Dimensions: **0 0 0 0** Land Sq. Ft: **108900**
 Est CAM/Sq Ft: Est Tax/Sq Ft:
 Gross Rentable Area: Net Rentable Area:
 Extra Storage Space: #Tenants:
 Zoning: **Commercial / B-3** # Parking Spaces:
 # Stories: **1** # Units:
 # Drive In Door: **4** Approximate Ceiling Ht:
 # Of Tr Lev Doors: Docks/Delivery:
 Approximate Age: **7-15 Years**
 Air Conditioning: **Central Air**
 Backup Package:
 Client Needs:
 Client Will:
 Construction: **Steel**
 Current Use: **Commercial**

Water Drainage:
 Docks:
 Electrical Svcs:
 Building Exterior: **Aluminum/Vinyl/Steel Siding**
 Floor Finish:
 Foundation: **Concrete**
 Fire Protection:
 Frontage Acc: **State Road**
 Heat/Ventilation: **Forced Air**
 Information: **Short Notice OK**
 Known Encumbrances:
 Location:
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Type Ownership: **In Acquisition**
 Indoor Parking:
 Outdoor Parking:
 Possession:
 Potential Use:
 Roof Coverings:
 Roof Structure: **Metal Decking**
 Tenant Pays: **Other**
 Terms:
 Utilities To Site:
 Geographic Locale: **Far West**

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Income Data

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
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If For Rent, Amounts are for: Individual Spaces: Total Building:

Total Monthly Income:
 Gross Rental Income:
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income:

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year:2008)	\$2,341	
Janitor	\$0	
Management	\$0	
Fuel	\$0	
Electric	\$0	
Water	\$0	
Scavenger	\$0	
Insurance	\$0	
Repairs-Decorating	\$0	
Association Fee	\$0	
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy	\$0	
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses: \$2,341
	Net Operating Year:	Net Operating Income:
	Cap Rate:	Gross Rent Multiplier:

Remarks: **Many possibilities with this recently remodeled commercial building that has approximately 8800 sq. ft of space. 12' side eaves, concrete floors, showroom, offices,restrooms and shop space.**

Directions: **Rt. 251 South out of Mendota**

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