



Retail/Stores

MLS #: **06923435** Status: **ACTV** CTGF:
 Rent Price: **\$3.42** Lease Type: **N/A** List Price: **\$78,500**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **717 Washington St**
 City: **Mendota** Zip: **61342** Area #: **347**
 Subdivision:
 Corporate Limits:
 County: **La Sale** Township: **MENDOTA** Yr. Built: **1900**
 Parcel ID#: **01333010130000** Multiple PIN: **N** Waterfront:
 Coordinates: North: **0** South: **0** East: **0** West: **0**
 Directions: **Rte 34 in Mendota downtown**

Property Information And Description

Subtype: **NS** Apx Tot Bldg SqFt: **2225**
 Avl Rent SqFt Min: **2200** Avl Rent SqFt Max: **2200**
 Lot Dimensions: **25X89** Land Sq. Ft: **2225**
 Est CAM/Sq Ft: Est Tax/Sq Ft:
 Gross Rentable Area: Net Rentable Area:
 Extra Storage Space: #Tenants: **0**
 Zoning: **Commercial / B2** # Parking Spaces:
 # Stories: **2** # Units: **4**
 # Drive In Door: Approximate Ceiling Ht:
 # Of Tr Lev Doors: Docks/Delivery:
 Approximate Age: **Older**
 Air Conditioning: **Central Air**
 Backup Package:
 Client Needs:
 Client Will:
 Construction: **Brick**
 Current Use: **Commercial**

Water Drainage:
 Docks:
 Electrical Svcs:
 Building Exterior: **Brick (BR)**
 Floor Finish:
 Foundation: **Brick**
 Fire Protection:
 Frontage Acc: **City Street**
 Heat/Ventilation: **Forced Air**
 Information: **Short Notice OK, Show-Call Listing Office**
 Known Encumbrances:
 Location:
 Lock Box:
 Misc. Inside:
 Misc. Outside: **Handicapped Access**
 Type Ownership:
 Indoor Parking:
 Outdoor Parking:
 Possession: **Immediate**
 Potential Use: **Commercial**
 Roof Coverings: **Rubber**
 Roof Structure: **Flat**
 Tenant Pays: **Air Conditioning, Electric, Heat, Water/Sewer**
 Terms:
 Utilities To Site: **Electric to Site, Gas to Site, Water-Municipal**
 Geographic Locale: **Out of Area**

MLS #: 06923435

Address: 717 Washington St, Mendota, 61342

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 Montly Income:

Gross Rental Income: **\$1,500**
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income: **\$1,500**

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year:1317)	\$1,317	
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		
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income: \$18,000
	Cap Rate:	Gross Rent Multiplier:

Remarks: **2100 sq ft commercial building with 3 rental apartments on upper level. Full basement.**

Directions: **Rte 34 in Mendota downtown**

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