



**Retail/Stores**

Status: **ACTV**  
 Area: **347**  
 Address: **720 Main St , Mendota, Illinois 61342**  
 Directions: **Route 34 North on Main St**  
 List. Mkt Time: **22**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Mendota**  
 Coordinates: **N: S: E: W:**  
 Year Built: **1900**  
 Zoning Type: **Commercial**  
 Actual Zoning: **R2**  
 Subtype: **Other**  
 Lot Dimensions: **25X80**  
 Land Sq Ft: **2000**  
 Net Rentable Area:

MLS #: **07861988**

List Date: **07/21/2011**

List Dt Rec: **07/21/2011**

List Price: **\$100,000**

Orig List Price: **\$100,000**

Sold Price:

Rented Price:

Contract:

Lease Price SF/Y:

Points:

Mthly. Rnt. Price:

Unincorporated:

CTGF:

Subdivision:

County: **La Salle**  
 PIN #: **0133135023**

Multiple PINs: **No**

Min Rentbl. SF: **4000**

Max Rentbl. SF: **4000**

# Stories: **2**

# Units: **3**

Lease Type:

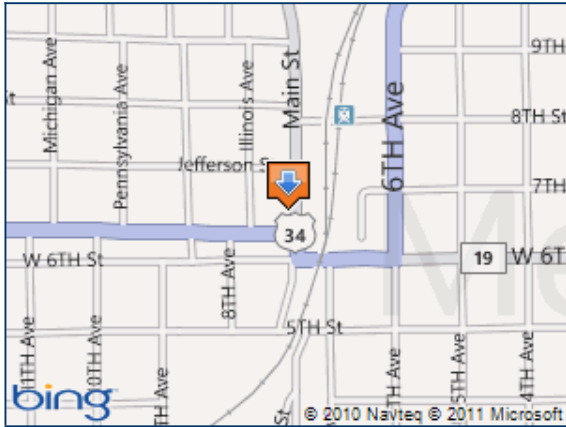
Est Tax per SF/Y:

Apx. Tot. Bldg SF: **4000**

Gross Rentbl. Area:

# Tenants: **2**

Estimated Cam/Sf:



Remarks: **Most recently a liquor store. Upstairs has two separate apartments for rent. Coolers can be left with building. Downtown Mendota business district. Call for all the amenities**

Approximate Age: **Older**  
 Type Ownership: **Individual**  
 Frontage Acc: **City Street**  
 Current Use: **Other**  
 Potential Use: **Commercial, Retail**  
 Known Encumbrances:  
 Client Needs:  
 Client Will:  
 Location:  
 Geographic Locale: **Chicago West**  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Ceiling Height:

Construction:  
 Exterior:  
 Foundation:  
 Roof Structure:  
 Roof Coverings:  
 Docks:  
 Misc. Outside:  
 # Parking Spaces:  
 Indoor Parking:  
 Outdoor Parking:  
 Extra Storage Space Available: **No**  
 Misc. Inside: **Basement**  
 Floor Finish: **Wood**

Air Conditioning: **Central Air**  
 Electricity: **Circuit Breakers**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Other**  
 Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Varies by Tenant**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession:

**Financial Information**

Gross Rental Income/Month: **\$0**  
 Annual Net Operating Income: **\$0**  
 Real Estate Taxes: **\$1,330**  
 Tax Year: **2010**

Individual Spaces (Y/N):  
 Total Income/Month:  
 Net Operating Income Year:  
 Total Annual Expenses: **0**  
 Expense Source:

Total Building (Y/N):  
 Total Income/Annual: **0**  
 Cap Rate:  
 Expense Year:  
 Loss Factor:

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MLS #: 07861988

Prepared By: Richard McConville, ALC | McConville Realty & Auctioneering | 08/11/2011 10:55 PM