



Received: 07/07/2023

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[Notes](#)

126 E State St

Sycamore, IL 60178

\$240,000

ACTV	Commercial Zoning	Acres	De Kalb County
nd		Orig. List Price:	\$240,000
S #:	11700661	List Date:	01/13/2023
bdivision:		Listing Market Time:	179
wnship:	Sycamore	Dimensions:	107 X 91
rp. Limits:	Sycamore	Lot Size:	.25-.49 Acre
nership:	Fee Simple	# Lots Available:	2
ual Zoning:		Total Taxes:	\$4,391.22
ocial Assessments:	No		

LOCATION, LOCATION, LOCATION !PRIME DOWNTOWN LOT IN SYCAMORE 2 PARCELS FRONTAGE LOT 107 X 91 CONTIGUOUS LOT BEHIND IT 60 X 108 ALL READY TO BUILD !!! MAKE AN OFFER.

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SOURCE MLS (<http://www.sourcemls.org>)

LOCATION, LOCATION, LOCATION !PRIME DOWNTOWN LOT IN SYCAMORE 2 PARCELS FRONTAGE LOT 107 X 91 CONTIGUOUS LOT BEHIND IT 60 X 108 ALL READY TO BUILD !!! MAKE AN OFFER.

General

Area:	178	Subdivision:	
City, State, Zip:	Sycamore, IL 60178	Ownership:	Fee Simple
Grid #:		Waterfront:	No
County:	De Kalb	General Information:	School Bus Service, Commuter Bus
Township:	Sycamore	Relist (Y/N):	

Corporate Limits: **Sycamore**
Coordinates: **N: S: E: W:**
Directions: **state st east to property corner of state and locust(state st. is rte.64 and north ave.)1 lot paved 1 lot grass/dirt NO SIGN ON PROPERTY**

Mobility Score: **-**

School Data

Elementary Sch Dist: **427**
Elementary School:
2nd/Alternate Elem School:
Jr High/Middle Dist: **427**
Jr High/Middle School:

2nd/Alternate Jr Hi/Mid School:
High Sch Dist: **427**
High School:
2nd/Alternate High School:

Utilities

Air Conditioning:
Heat/Fuel:

Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site, Sewer-Public, Cable, Fiber**

Land/Development

Approx Land Sq Footage:
Zoning Type: **Commercial**
Actual Zoning:
Front Footage: **107**
Total Listed Lots Avail: **2**
Farm: **No**
Building(s) on Land: **No**
Farms Type:
Land Description:
Lot Description:
Lot Size: **.25-.49 Acre**
Lot Size Source:
Pasture Acreage:
Tillable Acreage:
Wooded Acreage:
Land Amenities:
Bldg Improvements:
Potential Use:
Location: **Central Business District**

Known Existing Liens:
Client Needs:
Client Will:
Ownership Type:
Frontage/Access: **City Street, Easement, Signal Intersection, State Road, Alley Access, Paved**
Driveway:
Road Surface: **Asphalt**
Rail Availability:
Tenant Pays:
Min Req/Sq Ft By Covenant (1 Story):
Min Req/Sq Ft By Covenant (2 Story):
Other Min Req Sq Ft (Y/N):
Lease Type:
Loans:
Equity:

House Features

Rooms:
Bedrooms:
Full Baths:
Half Baths:
Master Bedroom Bath:
Basement:

Parking:
Garage Type:
Garage Spaces:
Parking Spaces:
Type Detached:
Style of House:

Basement Bathrooms (Y/N):	No	Basement Description:	
Laundry Features:		Construction:	
# Interior Fireplaces:		Exterior Building Type:	

Tax & Assessments

PIN:	0632284014	Tax Exemptions:	None
Multiple Pin Numbers:	Yes	Special Assessments:	No
Tax Year:	2021	Special Service Area:	No
Taxes:	\$4,391.22	Special Service Area Fee:	

Listing Info

Is Property Also Listed for Rent?:		Off Market Date:	
Orig. List Price:	\$240,000	Contingency:	
List Price:	\$240,000	Financing:	
Rental Price:		Concessions:	
List Date:	01/13/2023	Sales Terms:	
List Date Rcvd:	01/13/2023	Possession:	Closing
List Mkt Time:	179	Additional Sales Info:	None
Closed Date:		Broker Owned/Interested:	No
Contract Date:			
Buyer Agency Compensation:	3%-\$250 (% of Net Sale Price)		

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Paul Miller | Adolph Miller Real Estate | 07/10/2023 12:02 PM