



Office/Tech

Status: **ACTV** MLS #: **11483487** List Price:
 Area: **178** List Date: **08/04/2021** Orig List Price:
 Address: **2676 Dekalb Ave , Sycamore, IL 60178** List Dt Rec: **08/04/2022** Sold Price:
 Directions: **sycamore rd north to HYVEE shopping center (former stewart chiropractic)**

Closed: Contract:
 Off Mkt: Concessions:
 CTGF: Lst. Mkt. Time: **706**
 County: **De Kalb** Township:
 PIN #:
 Year Built: **2000** Blt Before 78: **No** Lease SF/Y: **\$22**
 Subtype: **Office** # Stories: **1** Rented Price:
 Zoning Type: **Commercial** # Units: Mthly. Rnt. Price: **\$2,800**
 Actual Zoning: **CBD** # Tenants: Multiple PINs:
 Unit SF: **1518** Min Rent. SF: **1518**
 Max Rent. SF: **1518**
 Relist:

Buyer Ag. Comp.: **1 MONTHS RENT (GL)**
 Mobility Score: - **?**
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**

Lot Dimensions: Approx Total Bldg SF: Estimated Cam/Sf: **\$0**
 Acreage: Gross Rentable Area: Est Tax per SF/Y: **\$0**
 Land Sq Ft: Net Rentable Area: Lease Type: **Gross**

Remarks: **REDUCED!!!!!!! ASKING NOW \$2800 PER MONTH owner willing to listen to ALL offers to rent ! GREAT LOCATION AND OFFICE/RETAIL SPACE BEAUTIFULLY DECORATED ! IN THE HYVEE SHOPPING CENTER take a look and make us an offer**

Approximate Age: **7-15 Years** Misc. Outside:
 Type Ownership: # Parking Spaces:
 Frontage Acc: **City Street, Public Road, Signal Intersection, State Road** Indoor Parking:
 Docks/Delivery: Outdoor Parking: **Over 100 Spaces**
 # Drive in Doors: **0** Parking Ratio:
 # Trailer Docks: **0** Misc. Inside:
 Geographic Locale: **East/West Corridor** Floor Finish: **Carpet**
 Location: Extra Storage Space Available:
 Construction: **Brick, Stone** Water Drainage:
 Building Exterior: Utilities To Site:
 Foundation: HERS Index Score:
 Roof Structure: Green Disc:
 Roof Coverings: Green Rating Source:
 Air Conditioning: **Central Air** Green Feats:
 Heat/Ventilation: **Ceiling Units, Forced Air** Known Encumbrances:
 Electrical Svcs: **Circuit Breakers, 201-600 Amps** Backup Info:
 Fire Protection: **Fire Extinguisher/s, Hydrants On Site** Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer**
 Current Use: **Office** Possession: **Tenant's Rights**
 Potential Use: **Commercial** Sale Terms:
 Client Needs: Investment:
 Client Will: Users:

Financial Information

Gross Rental Income: Real Estate Taxes:
 Total Income/Month: Tax Year:
 Total Income/Annual: Total Annual Expenses:
 Annual Net Operating Income: Expense Year:
 Net Operating Income Year: Expense Source:
 Cap Rate: Loss Factor:

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MLS #: 11483487

Prepared By: Paul Miller | Adolph Miller Real Estate | 07/10/2023 11:40 AM