



**Mixed Use**

Status: **NEW**  
 Area: **174**  
 Address: **505 W Main St , St. Charles, Illinois 60174**  
 Directions: **Route 64/Main Street West, pass 5th Street, immediate left into parking lot**  
 List. Mkt Time: **1**  
 Closed Date:  
 Off Mkt Date:  
 Township: **St. Charles**  
 Coordinates: **N: S: E: W:**  
 Year Built: **1950**  
 Zoning Type: **Commercial**  
 Actual Zoning: **CBD2**  
 Subtype: **Ofc/Store**

MLS #: **08239144**

List Date: **12/26/2012**  
 List Dt Rec: **12/26/2012**

List Price: **\$650,000**  
 Orig List Price: **\$650,000**  
 Sold Price:

Rented Price:  
 Contract:  
 Points:  
 Unincorporated: **No**  
 Subdivision:  
 Built Before 78: **Yes**  
 PIN #: **0934102002 (Map)**  
 County: **Kane**  
 Lease Price SF/Y: **\$18**  
 Mthly. Rnt. Price:  
 CTGF:  
 # of Stores: **2**  
 Multiple PINs: **No**  
 Owners Assoc: **No**  
 Lease Type: **Modified Gross**

Lot Dimensions: **132X132**  
 Land Sq Ft: **17424**  
 Apx. Total SF: **4500**  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:

Remarks: **5th and Main -40,000 cars per day! Multi-tenant building on prime corner of downtown St. Charles, perfect for user-owner or investor. Main level is occupied by salon tenant, plus two office suites currently for lease- 1,000sf and 800sf. There is also a small second floor residential component included in the salon lease, currently unoccupied. On-site parking and full access to Main Street.**

Total # Units: <b>3</b>	Total # Tenants: <b>1</b>	Total # Apartments: <b>1</b>	Total # Offices: <b>2</b>	Total # Stories: <b>2</b>
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	

Approx Age: <b>Older</b>	Roof Structure: <b>Flat, Gable</b>	Water Drainage:
Type Ownership: <b>Limited Liability Corp</b>	Roof Coverings: <b>Shingle Composition, Membrane</b>	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal</b>
Frontage/Access:	Docks/Delivery:	Tenant Pays: <b>Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Varies by Tenant</b>
Current Use: <b>Commercial</b>	Misc. Outside:	Equipment:
Potential Use: <b>Commercial</b>	# Parking Spaces: <b>16</b>	HERS Index Score:
Client Needs:	# Garages:	Green Disc:
Client Will:	Indoor Parking:	Green Rating Source:
Known Encumbrances:	Outdoor Parking: <b>13-18 Spaces</b>	Green Feats:
Location: <b>Central Business District, Corner</b>	Misc. Inside: <b>Multi-Tenant</b>	Backup Info:
Geographic Locale: <b>Far West</b>	Floor Finish:	Sale Terms:
Construction: <b>Wood Frame</b>	Air Conditioning: <b>Central Air</b>	Possession: <b>Closing</b>
Exterior: <b>Vinyl Siding, Brick</b>	Electricity:	<b>Walk Score@: 77 - Very Walkable</b>
Foundation: <b>Concrete, Stone</b>	Heat/Ventilation: <b>Forced Air</b>	
	Fire Protection:	

Total Monthly Income: <b>6413</b>	Individual Spaces (Y/N):	Electricity Expense (\$/src): <b>\$0/Broker Projection</b>
Real Estate Taxes: <b>\$21,771</b>	Total Annual Income: <b>76957</b>	Water Expense (\$/src): <b>\$0/Broker Projection</b>
Expense Source: <b>Broker Projection</b>	Tax Year: <b>2011</b>	Scavenger Expense (\$/src): <b>\$0/Broker Projection</b>
Annual Net Operating Income: <b>\$51,957</b>	Expense Year: <b>2011</b>	Insurance Expense (\$/src): <b>\$0/Broker Projection</b>
Cap Rate:	Fuel Expense (\$/src): <b>\$0/Broker Projection</b>	Other Expense (\$/src): <b>\$0/Broker Projection</b>



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Prepared By: Mark Coleman | Coleman Land Company | 12/26/2012 03:21 PM