



Mixed Use	MLS #:	12416752	List Price:	\$350,000	
Status:	ACTV	List Date:	07/10/2025	Orig List Price:	\$350,000
Area:	1252	List Dt Rec:	07/11/2025	Sold Price:	
Address:	23148 Waller Rd , Fulton, IL 61252				
Directions:	North of Fulton on IL Route 84				
		List. Mkt Time:	9	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	\$0
Off Mkt Date:		Concessions:		Mthly. Rnt. Price:	
Township:	Fulton	Unincorporated:		CTGF:	
Year Built:	1998	Built Before 78:	No	# of Stories:	1
Zoning Type:	Commercial	PIN #:	01013000030000	Multiple PINs:	No
Actual Zoning:	COMM	County:	Whiteside	Owners Assoc:	No
		Relist:		Lease Type:	
Subtype:	Ofc/Store			Lease Terms:	
Lot Dimensions:	637 X 420 X 515 X 172 X 450				
Land Sq Ft:	304920	Apx. Total SF:	25920	Estimated Cam/Sf:	
List Price Per SF:	\$13.50	Sold Price Per SF:	\$0	Est Tax per SF/Y:	
				Financing:	

Remarks: **This 7 Acre (M/L) property offers many possibilities, located on the heavily traveled GREAT RIVER ROAD (IL 84). Close to the Mississippi River. There are 3 buildings 24 x 108 each that were formerly used as rentals for an antique / Flea market. Each building has 9 drive thru bays. The open air pavilion is 30 x 120. Lots of (unpaved) parking. The foundations are concrete. There is a commercial septic on this property that has never been used. Daily traffic count is 5500.**

Total # Units: 3	Total # Tenants: 0	Total # Apartments: 0	Total # Offices: 0	Total # Stores: 1
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: 26-35 Years	Roof Structure: Wood Joists	Water Drainage: None
Type Ownership: Individual	Roof Coverings: Metal	Utilities To Site: Electric to Site, Septic-Private, Well-Required
Frontage/Access: State Road	Docks/Delivery:	Tenant Pays:
Current Use: Commercial	Misc. Outside:	Equipment:
Potential Use: Commercial, Special Use	# Parking Spaces: 60	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc: No
Client Will:	Outdoor Parking: 51-100 Spaces	Green Rating Source:
Known Encumbrances: First Mortgage	Parking Ratio:	Green Feats:
Location: Mixed Use Area	Misc. Inside:	Backup Info: Aerial Map
Geographic Locale: Far West	Floor Finish: Concrete	Sale Terms:
Construction: Wood Frame	Air Conditioning: None	Possession: Closing
Exterior: Steel Siding	Electricity: 101-200 Amps	Gas Supplier: \$addtruncate>Other
Foundation: Concrete	Heat/Ventilation: None	Electric Supplier: \$addtruncate>Commonwealth Edison
	Fire Protection: None	

Gross Rental Income:	\$0	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier:	0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses:	\$0	Total Annual Income:	Water Expense (\$/src): \$0/
Annual Net Operating Income:		Tax Year: 2024	Scavenger Expense (\$/src): \$0/
Total Monthly Income:	\$0	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes:	\$7,083.74	Cap Rate:	Other Expense (\$/src): \$0/

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

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Prepared By: Hannah Daniel | RE/MAX Sauk Valley | 07/18/2025 09:37 AM