



Property Overview

Address: 1701 ½ N Market St, Sparta, IL 62286

Property Type: Commercial – Storage Units

Income Summary

Total Units: 42

Total Vacancies: 4 (updated as of 1/6/26)

Active Rentals, below info may be subject to change

Buildings 1 & 2 are 60' x 20' and have the following:

- Total: 8 per building, 16 total 5' x 5' Bays @ \$50 a month=\$800 a month total
- Total: 8 per building, 16 total 10' x 10' Bays @ \$85 a month= \$1,360 a month total
 - Monthly Total at Full capacity is \$2,160

Building 3 is 50' x 20' and have the following:

- Total: 5 of the 5' Utility, Double locked units @ \$50 a month= \$250 a month total
- Total: 5 of the 10' Utility, Double locked units @ \$85 a month= \$425 a month total
 - Monthly Total at Full Capacity is \$675

Complete total at full capacity is \$2,835



Expense Summary

Expense Category Monthly Cost

- Insurance \$174
- Property Taxes \$334
- Property Management \$261

Total Monthly Operating Expenses: \$769