Mixed Use

		MLS #:	**12579247**	List Price:	**$1,150,000**
Status:	**ACTV**	List Date:	**03/12/2026**	Orig List Price:	**$1,150,000**
Area:	**178**	List Dt Rec:	**03/12/2026**	Sold Price:	
Address:	**134 W State St , Sycamore, IL 60178**				
Directions:	**Route 64/State Street West to Address (across the street from DeKalb County Courthouse)**				
Sold by:		Mkt. Time (Lst./Tot.):	**35/35**	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	**$0**
Off Mkt Date:		Concessions:		Mthly. Rnt. Price:	**$0**
Township:	**Sycamore**	Unincorporated:	**No**	Ann. Passthru. $/SF:	
Year Built:	**1889**	Built Before 78:	**Yes**	# of Stories:	**2**
Zoning Type:	**Commercial**	PIN #:	**0632260004**	Multiple PINs:	**No**
Actual Zoning:	**C-2**	County:	**De Kalb**	Owners Assoc:	**No**
		Relist:		Lease Type:	**Gross**
Subtype:	**Apts/Ofc/Store, Apts/Ofc, Apts/Stores, Ofc/Store**			Lease Terms:	
Lot Dimensions:	**44x150**			Estimated Cam/Sf:	
Land Sq Ft:	**6600**	Apx. Total SF:	**8494**	Est Tax per SF/Y:	
Mobility Score:	**-** ?				
List Price Per SF:	**$135.39**	Sold Price Per SF:	**$0**	Financing:	

Remarks: **Prime Downtown Sycamore Investment Opportunity! Rare chance to own a fully leased mixed-use historic building in the heart of downtown Sycamore, directly across from the historic DeKalb County Courthouse. This well-located property features four residential units and two commercial spaces on the main level, providing a strong mix of residential and commercial income streams.The commercial level includes a newly renovated dental office with modern updates, along with an additional commercial tenant. The residential units above offer desirable downtown living, and private parking is available in the rear of the building for residential tenants.The property features a classic low-maintenance brick facade and benefits from excellent visibility and foot traffic in Sycamore's vibrant downtown district near shops, restaurants, and local amenities. A unique opportunity to own a stable, income-producing historic property in one of DeKalb County's most recognizable locations. Property being sold "as-is".**

Total # Units: **6**	Total # Tenants: **6**	Total # Apartments: **4**	Total # Offices: **2**	Total # Stores: **2**
# Dishwashers: **0**	# Washers: **0**	# Dryers: **0**	W/D Leased?:	# Ranges: **4**
# Disposals:	# Fireplaces: **0**	# Refrigerators: **4**	# Window AC: **0**	
Office SqFt: **4473**	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt: **4473**

Approx Age: **Older**
Type Ownership:
Frontage/Access: **City Street, Frontage Road, Public Road, State Road**
Current Use: **Commercial, Office and Research, Medical/Dental, Office/General, Office, Residential, Tenant/Leased**
Potential Use:
Client Needs:
Client Will:
Known Encumbrances:
Location: **Central Business District, In City Limits**
Geographic Locale: **Far West**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Brick**

Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks/Delivery: **None**
Misc. Outside: **Fire Escape**
Parking Spaces: **5**
Indoor Parking: **1-5 Spaces**
Outdoor Parking: **1-5 Spaces**
Parking Ratio:
Misc. Inside: **Air Conditioning, Multi-Tenant, Private Restroom/s, Skylight/s, Basement**
Floor Finish: **Carpet, Wood**
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers, Separate Meters, 101-200 Amps**
Heat/Ventilation: **Hot Water**
Fire Protection: **Alarm On Site, Fire Extinguisher/s**

Water Drainage:
Utilities To Site:
Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Varies by Tenant, All Utilities**
Equiptment:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession: **Negotiable**

Gross Rental Income:	**$106,914**	Expense Source:		Fuel Expense ($/src):	**$2,700/Actual**
Gross Rent Multiplier:	**10.7**	Net Operating Income Year:	**2026**	Electricity Expense ($/src):	**$0/**
Total Annual Expenses:		Total Annual Income:	**$106,914**	Water Expense ($/src):	**$3,000/Actual**
Annual Net Operating Income:	**$81,434**	Tax Year:	**2024**	Scavenger Expense ($/src):	**$1,536/Actual**
Total Monthly Income:	**$8,909**	Expense Year:	**2025**	Insurance Expense ($/src):	**$6,500/Actual**
Real Estate Taxes:	**$11,969.58**	Cap Rate:	**7.1**	Other Expense ($/src):	**$420/Actual**

Broker Private Remarks: **24-48 hour notice with proof of funds or pre-approval sent to arosenow@arillinois.com, listing agent must accompany. First Right of Refusal upon any offer received. Property being sold "as-is".**

Does seller agree to display on VOW?:	**Yes**	Remarks on Internet?: **No**	Broker Owned/Interest: **No**
VOW AVM:	**Yes**	VOW Comments/Reviews: **Yes**	Lock Box: **None**
Listing Type:	**Exclusive Right to Sell**	Address on Internet: **Yes**	
Does seller agree to display online? :	**Yes**		

Call for Rent Roll Info:
Information: **24-Hr Notice Required, Exclusions-Call List Office, List Broker Must Accompany, 48-Hr Notice Required, No Sign on Property**
Cont. to Show?:
Expiration Date: **03/01/2027**
Showing Inst: **Must have confirmation for all showings-24-48 hour notice with proof of funds or pre-approval sent to arosenow@arillinois.com, listing agent must accompany. Due to current tenant's business operations: Showings allowed Mon-Tues-After 6PM, Wed-Thurs-After 4PM, Friday-Saturday-After 1PM or Sunday (flexible)**
Broker: **American Realty Illinois LLC (93008) / (815) 991-5298**
List Broker: **Alison Rosenow (930008) / (815) 762-5226 / arosenow@arillinois.com**
CoList Broker:
More Agent Contact Info: **Listing Broker Does Not Hold EM**

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