



Some photos may be virtually staged

**Retail/Stores**

MLS #: **12065147** List Price:  
 Status: **NEW** List Date: **05/24/2024** Orig List Price:  
 Area: **487** List Dt Rec: **05/24/2024** Sold Price:  
 Address: **516 Depot St , Mazon, IL 60444**  
 Directions: **Route 47 to Grand Ridge Road West to Depot Street South**  
 Sold by: Mkt. Time (Lst./Tot.): **6/6** Rented Price:  
 Closed Date: Contract: Lease Price SF/Y: **\$5**  
 Off Mkt Date: Concessions: Mthly. Rnt. Price: **\$1,100**  
 Township: Unincorporated: CTGF:  
 Subdivision: County: **Grundy**  
 Zoning Type: **Other** Year Built: **1900** PIN #:  
 Actual Zoning: **B1** Relist: Multiple PINs:  
 List Price Per SF: **\$0** Min Rentbl. SF: **2767**  
 Sold Price Per SF: **\$0** Max Rentbl. SF: **2767**  
 Lot Dimensions: **50 X 143** Lot Size Source: **Other**  
 Apx. Tot. Bldg SF: # Stories: **1**  
 Land Sq Ft: **6168** Gross Rentbl. Area: # Units: **1**  
 Unit SF: **2767**  
 (Leasable Area Units: **Square Feet**)  
 Net Rentable Area: # Tenants: Lease Type: **Net**  
 Estimated Cam/SF: **\$0** Est Tax per SF/Y: **\$0**  
 Mobility Score: - **?**

Remarks: **Prime Commercial Space for Rent: The Ultimate Multi-Use Venue Unlock the potential of Mazon with this versatile commercial space, perfect for a dynamic range of businesses. Whether you're envisioning a trendy RESTAURANT and BAR, a lively GAMING cafe, a cozy PIZZA or SANDWICH shop, or a vibrant sports bar, this property is ready to bring your entrepreneurial dreams to life. Imagine the locals coming to start their day over a cup of coffee with friends or a bar (pub and grill) where travelers come for a bite to eat before heading to starved rock. This space is designed to become the go-to destination in town. Features a Spacious Layout with a generous open floor plan, this venue offers ample room for seating, a kitchen area, and an area for bar and gaming machines. 2 new bathrooms. Versatile Design: The interior can be easily customized to suit a variety of business models, from a sleek modern cafe to a rustic and inviting pub. Community Hub: Perfect for hosting events, community gatherings, and themed nights to attract both locals and visitors. Opportunities are endless. Combine great food and drinks with gaming stations for a unique entertainment experience. Sports Bar: Turn game nights into events with big screens, comfortable seating, and a lively atmosphere. Biker / Motorcycle Bar: Cater to the biking community with a welcoming space that becomes their regular pit stop. Coffee Bar: Offer a cozy spot where farmers and locals can meet for breakfast and coffee, creating a morning ritual. Pizza or Sandwich Shop: Serve up fresh, fast, and delicious options perfect for lunch breaks to the local businesses, schools and family dinners. Community Impact: This space has the potential to become a cornerstone of the community, providing a much-needed venue for socializing, dining, and entertainment. It's the perfect opportunity to revive the area and draw in outsiders, boosting the local economy and enhancing the town's vibrant spirit. Contact Us: Don't miss out on this exceptional opportunity to create a thriving business in a beloved small town. For more information or to schedule a viewing, please reach out. Bring your vision to life and make a lasting impact on Mazon with this prime commercial space! \$1100/mo for the first 6 months. Rent escalation of \$200 every 6 months for 3 years (see attachment for proposed rent schedule)**

Frontage Acc: **City Street** Construction: Air Conditioning: **Central Air**  
 Current Use: Exterior: **Brick, Frame** Electricity: **Other/Unknown**  
 Known Encumbrances: Foundation: Heat/Ventilation: **Forced Air, Gas**  
 Location: **Central Business District** Roof Structure: Fire Protection: **None**  
 # Drive in Doors: **0** Roof Coverings: Water Drainage:  
 # Trailer Docks: **0** Docks: Utilities To Site:  
 Ceiling Height: Misc. Outside: # Parking Spaces: Tenant Pays: **Electric, Insurance, Repairs & Maintenance, Scavenger, Water/Sewer, All Utilities**  
 Indoor Parking: HERS Index Score:  
 Outdoor Parking: Green Disc:  
 Parking Ratio: Green Rating Source:  
 Extra Storage Space Available: Green Feats:  
 Misc. Inside: **Air Conditioning, Public Restroom(s), Restaurant Oven Hood** Backup Info:  
 Floor Finish: Sale Terms:  
 Possession: **Negotiable**

**Financial Information**  
 Gross Rental Income: Individual Spaces (Y/N): Total Building (Y/N):  
 Annual Net Operating Income: **\$0** Total Income/Month: Total Income/Annual:  
 Real Estate Taxes: **\$0** Net Operating Income Year: Cap Rate:  
 Tax Year: **2023** Total Annual Expenses: Expense Year:  
 Special Assessments: **No** Expense Source: Loss Factor:  
 Fuel Expense (\$/src): / Frequency: **Not Applicable** Water Expense (\$/src): /  
 Trash Expense (\$/src): / Electricity Expense (\$/src): / Other Expense (\$/src): /  
 Insurance Expense (\$/src): /  
 Operating Expense Includes:

Broker Private Remarks: **Owner or Listing agent will meet you out there if your client is really interested.**

Internet Listing: **Yes** Remarks on Internet?: **Yes** Broker Owned/Interest: **No**  
 VOW AVM: **No** VOW Comments/Reviews: **No** Lock Box: **Metal Push Button** (Located at **Front**)

Listing Type: **Exclusive Right to Lease** Address on Internet: **Yes** Special Comp Info: **None**  
 Buyer Ag. Comp.: **FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT. (NL) ?** Other Compensation: **\$550** Call for Rent Roll Info:

Information: **Short Notice OK** Cont. to Show?: Expiration Date: **05/23/2025**

Showing Inst: **Use Showing Time - Log and Go**  
 Broker: **Keller Williams Realty Infinity (70443) / (815) 267-1158**  
 List Broker: **Christy Schmaedeke (703581) / (815) 693-5757 / cschmaedeke@gmail.com**  
 CoList Broker: More Agent Contact Info:

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