

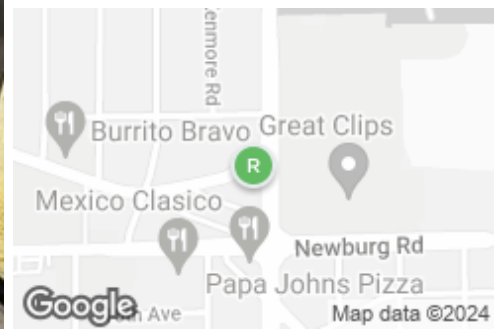
## Building and Business for Sale

Retail For Sale, Rockford, IL, 61108

Retail: Strip Center For Sale

Prepared on April 02, 2024

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Hospitality</b>	Vacant	<b>No</b>
Total Available Space	<b>5,400 SF</b>	Available Date	<b>Now</b>
Asking Price	<b>\$540,000</b>	Days On Market	<b>13 days</b>
Listing Price Per SF	<b>\$100.00</b>	Date Listed	<b>3/20/2024</b>
Cap Rate (Actual)	-	Last Modified	<b>4/02/2024</b>
Total Expenses	<b>\$11,477</b>	Listing ID	<b>39953245</b>
Tax Year	<b>2022</b>	Owner Occupied	<b>Yes</b>
Real Estate Taxes	<b>\$11,477 in 2022</b>	Parking Spaces	<b>20</b>

### Description

5,400 sq ft multi-tenant property for sale. This space includes a professional kitchen which would be ideal for catering. Investment opportunity where the owner may consider a sale/leaseback. The owner's business is for sale at \$400,000. An interested buyer may purchase both the business and the building (price may be negotiable).

### Property Features

#### Location Details

Address	<b>Retail For Sale, Rockford, IL, 61108</b>	Parcels	<b>12-29-385-007</b>
Zoning	<b>C3</b>	Name	<b>Commercial Retail Building for Sale</b>
County	<b>Winnebago</b>		

## Building Details

Sub Type	<b>Strip Center</b>
Building Status	<b>Existing</b>
Building Size	<b>5,400 SF</b>
Land Size	<b>0.37 Acres / 16,117 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built	<b>1968</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Multi-tenant</b>
Parking Spaces	<b>20</b>

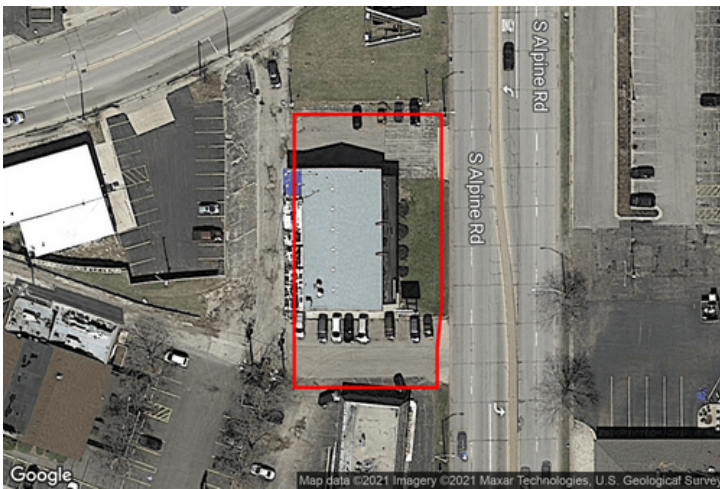
Parking Ratio	<b>-</b>
Floor Size	<b>5,400 SF</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>
Security System	<b>Yes</b>
Electricity	<b>Yes, Municipal Utility District, Com Ed</b>
Water	<b>Yes, City, City of Rockford</b>
Sanitary Sewer	<b>Yes, Municipal Utility District, Four Ri...</b>
Natural Gas	<b>Yes, Municipal Utility District, Nicor Gas</b>
Rail Service	<b>No</b>

## Property Listings

1 Listing | 5,400 SF | \$540,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Catering	-	5,400 SF	\$540,000	Now

## Additional Photos







## Contact



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GAMBINO REALTORS