



NEW	Commercial Zoning	B Actual Zoning	Approx. SqFt	Built 2004
Mixed Use				
MLS #:	12511126			
Township:				
Ownership:				
Subtype:	Ofc/Store			
# Stories:	2.5			
# Units:	1			
# Tenants:				
# Spaces:	20			
Orig. List Price:				\$325,000
List Date:				11/04/2025
Listing Market Time:				1
Total Market Time:				1
Lease SqFt Yearly:				
Monthly Rent Price:				
Total Taxes:				\$8,541 - 2024
List Price Per SF:				\$0
Sold Price Per SF:				\$0

With 200' of Highway 20 frontage and approximately 3,900 sqft, there are many possibilities for one or multiple businesses to bring their ideas to this property. Several separate spaces on main level and basement with most being finished, the building previously accommodated multiple tenants, and is ready for new ownership. Located just east of Stockton, well placed and visible with high traffic on the main highway for most area attractions and destinations. Property being sold as part of estate; owner licensed Real Estate Broker and Salesperson in Illinois, Wisconsin, and Minnesota. Buyer to verify any/all information and measurements. Some personal property still to be removed prior to sale.

General

Area:	1083	Estimated Cam/Sf:
City, State, Zip:	Stockton, IL 61085	Estimated Tax/Sf:
County:	Jo Daviess	Approximate Age:
Township:		16-25 Years
Unincorporated (Y/N):		Ownership Type:
Zoning Type:	Commercial	Frontage/Access:
Actual Zoning:	B	US Highway
Sub Type:	Ofc/Store	Current Use:
Approx Year Built:	2004	Potential Use:
Built Before 1978 (Y/N):	No	Client Needs:
Owners Assoc (Y/N):	No	Client Will:
Lease Type:		Known Encumbrances:
Lease Terms:		Location:
Mobility Score:	-	Not in City Limits, High Traffic Area
		Geographic Locale:
		Out of Area
		PIN:
		17002171090000
		Multiple Pin Numbers:
		No
		Relist (Y/N):

Exterior Features

Lot Dimensions:	1.34 acre	# Of Parking Spaces:	20
# Of Stories:	2.5	# Indoor Parking Spaces:	
Lot Sq Ft:	59677	Indoor Parking:	
Approx Total Bldg Sq Ft:		Outdoor Parking:	
Construction:		Parking Ratio:	
Exterior Building Type:			
Foundation:			
Roof Structure:			
Roof Coverings:			
Docks:			
Misc Outside:			

Interior Info

# Of Units:	1	Washer/Dryer Lsd (Y/N):
# Of Tenants:		# Of Ranges:
# Of Apts:	0	# Of Disposals:
# Of Offices:	4	# Of Fireplaces:
# Of Stores:	1	# Of Refrigs:
# Of Dishwashers:		# Of Window/Ac:
# Of Washers:		Misc Air Conditioning, Common Lunchroom/s, Common Meeting
# Of Dryers:		Inside: Room/s, Basement
		Floor Finish: Varies

Utilities/Green

Air Conditioning:	Central Air	HERS Index Score:
Electrical Service:	Circuit Breakers, Other/Unknown	Green Supporting Documents:
Heat/Ventilation:	Forced Air	Energy/Green Building Rating Source:
Fire Protection:	Other	Green Features:
Water Drainage:		Equipment:
Utilities To Site:		
Tenant Pays:		

Financial

Total Monthly Income:	\$0	Fuel Expense:	\$0
Total Annual Income:	\$0	Electricity Expense:	\$0
Taxes:	\$8,541	Water Expense:	\$0
Tax Year:	2024	Scavenger Expense:	\$0
Total Annual Expense:		Insurance Expense:	\$0
Net Oper Income \$:		Other Expenses:	\$0
Cap Rate:			

Listing Info

Original List Price:	\$325,000	Off Market Date:
Original Rent Price:	\$0	Contingency:
List Price:	\$325,000	Financing:
Rental Price (\$ per SF/Year):	\$0	Concessions:
List Date:	11/04/2025	Sales Terms:
List Date Rcvd:	11/04/2025	Possession:
List Mkt Time:	1	Closing
Closed Date:		
Rented Date:		
Contract Date:		Broker Owned/Interested: Yes

Office/Sales

Broker Private Remarks: Being sold as part of estate. Please allow 48 hours for review of offers and response by Independent Representative of Administration.		
Broker: Keller Williams Realty Signature (30203) / (815) 315-1111 (tel:(815) 315-1111)	Information:	Short Notice OK, Show-Lock Box, No Sign on Property
	Cont. to Show?:	

List Paige Burnett (72223) / (tel:) / pburnett@kw.com
 Broker: (mailto:pburnett@kw.com)

CoList Broker: / (tel:) /

More Agent Contact Info:

Addl. Sales Info.:

Lock Box: Combination Box

Lock Box Location: Side

Showing Instructions: Lockbox located on sliding glass door, side porch.

Display of Price History on Internet:

Display of Market Time on Internet:

Display of 3rd Party Advert. on Listing Detail Page:

VOW AVM: Yes

Display AVM on IDX:

VOW Comments: Yes

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

Prepared By: Paige Burnett | Keller Williams Realty Signature | 11/04/2025 06:34 PM