



McCOLLY BENNETT
COMMERCIAL *advantage*



8 Dearborn Square

*8 Dearborn Square
Kankakee, IL 60901*

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com

TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER

2

PROPERTY DESCRIPTION

3

PROPERTY PHOTOS

4

MLS

7

EXECUTIVE SUMMARY

10

TRAFFIC COUNT MAP

11

AERIAL

12

AERIAL & LOCATION REPORT

13



McCOLLY BENNETT
COMMERCIAL *advantage*

PROPERTY INFO:

- **PURCHASE PRICE:**
\$449,000.00
- **PROPERTY ADDRESS:**
8 DEARBORN SQUARE
KANKAKEE, IL 60901
- **PROPERTY SIZE:**
43,000 SQ. FT.
- **LAND SIZE:**
21,750.00 SQ. FT.



8 DEARBORN SQUARE

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.

PROPERTY OVERVIEW

DOWNTOWN KANKAKEE - FOR SALE - 43,000 SQUARE FOOT OFFICE BUILDING

Centrally located, just 1 block from the Courthouse, several banks, shopping/Farmers Market and so much more.

The all brick/limestone/block building is in good condition.

Between the two floors, there is over 26,000 square feet of office space, with additional conference rooms, several restrooms and a large production/industrial area.

Priced at recent appraised value, call today!

8 Dearborn Square *Kankakee IL 60901*



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



8 Dearborn Sq, Kankakee, IL

\$449,000



PCHG	Commercial Zoning	C-3 Actual Zoning	43000 Approx. SqFt	Built 1920
Office/Tech		Orig. List Price: \$499,000		
MLS #:	12131507	List Date: 08/16/2024		
Township:	Kankakee	Listing Market Time: 209		
Ownership:		Total Market Time: 209		
Subtype:	Other	Lease SqFt Yearly: 43000		
# Stories:	2	Monthly Rent Price:		
# Units:	1	Total Taxes: \$5,323.18 - 2023		
# Tenants:		Max Rent SqFt: 43000		
Min Rent SqFt:	43000	List Price Per SF: \$10.44		
Unit SqFt:	43000	Sold Price Per SF: \$0		
Units:	Square Feet			

DOWNTOWN KANKAKEE - FOR SALE - 43,000 SQUARE FOOT OFFICE BUILDING - Centrally located, just 1 block from the Courthouse, several banks, shopping/Farmers Market and so much more. The all brick/limestone/block building is in good condition. Between the two floors, there is over 26,000 square feet of office space, with additional conference rooms, several restrooms and a large production/industrial area. Priced at recent appraised value, call today!

General

Area:	4507	Net Rentable Area:	43000
City, State, Zip:	Kankakee, IL 60901	Investment (Y/N):	
County:	Kankakee	User (Y/N):	
Township:	Kankakee	Approximate Age:	Older
Zoning Type:	Commercial	Ownership Type:	
Actual Zoning:	C-3	Frontage/Access:	City Street
Approx Year Built:	1920	Current Use:	Commercial, Office and Research, Office
Built Before 1978 (Y/N):	Yes	Potential Use:	Commercial, Office and Research, Call Center, Law Firm, Office/Medical, Office/Retail
Lease Type:		Known Encumbrances:	None Known
Estimated Cam/Sf:		Client Needs:	
Estimated Tax/Sf:		Client Will:	
Gross Rentable Area:	43000	Geographic Locale:	Out of Area
Directions:	I-57 S to E Court St in Kankakee. Take exit 312 from I-57 S. Merge onto I-57 S. Take exit 312 toward E Court St. Keep right at the fork and merge onto E Court St. Follow E Court St to your destination. Turn left. Destination will be on the right.		
Relist (Y/N):		Location:	Central Business District
Mobility Score:	-	PIN:	16093243300700
		Multiple Pin Numbers:	No

Exterior Features

Lot Dimensions:	150 X 145	Foundation:	Concrete
Acreage:		Roof Structure:	Flat
Lot Sq Ft:	21750	Roof Coverings:	Membrane
Approx Total Bldg Sq Ft:	43000	Docks:	
# Of Stories:	2	Misc Outside:	
# Of Drive In Doors:	3	# Of Parking Spaces:	
# Of TL Docks:	0	Indoor Parking:	
Construction:	Brick, Concrete Block, Steel	Outdoor Parking:	

Exterior Building Type:	Brick, Limestone	Parking Ratio:
-------------------------	------------------	----------------

Interior Info

# Of Units:	1	Misc Inside:	Air Conditioning, Common Meeting Room/s, Elevator/s Passenger, Private Restroom/s
# Of Tenants:		Floor Finish:	Carpet, Concrete
Extra Storage Spaces Available (Y/N):			

Utilities/Green

Air Conditioning:	Zoned	HERS Index Score:
Electrical Service:	Circuit Breakers, 201-600 Amps	Green Supporting Documents:
Heat/Ventilation:	Central Bldg Heat, Forced Air, Hot Water	Energy/Green Building Rating Source:
Fire Protection:	Other	Green Features:
Water Drainage:		
Utilities To Site:		
Tenant Pays:	Varies by Tenant	

Financial

Gross Rental Income \$:	\$0	Taxes:	\$5,323.18 - 2023
Total Monthly Income:		Total Annual Exp:	\$0
Total Annual Income:	\$0	Expense Source:	
Net Oper Income \$:	\$0	Loss Factor:	
Cap Rate:			

Listing Info

Property Offered:	For Sale Only	Off Market Date:	
Original List Price:	\$499,000	Contingency:	
Original Rent Price:		Financing:	
List Price:	\$449,000	Concessions:	
Rental Price (\$ per SF/Year):		Sales Terms:	
List Date:	08/16/2024	Possession:	
List Date Rcvd:	08/16/2024	Broker Owned/Interested:	No
List Mkt Time:	209		
Closed Date:			
Rented Date:			
Contract Date:			

Office/Sales

Broker Private Remarks:

Broker:	McColly Bennett Real Estate (94050) / (815) 929-9381 (tel:(815) 929-9381)	Information:	None
List Broker:	Jay Tamblyn (940284) / (815) 549-4301 (tel:(815) 549-4301) / bucktamblyn@mccolly.com (mailto:bucktamblyn@mccolly.com)	Cont. to Show?:	
CoList Broker:	/ (tel:)	Expiration Date:	08/05/2025
More Agent Contact Info:		Address on Internet:	Yes
Addl. Sales Info.:		Call for Rent Roll Info:	
		Internet Listing:	Yes
Lock Box:	None	Remarks on Internet?:	Yes
Lock Box Location:		VOW AVM:	Yes

Showing Instructions:	Contact listing agent. 24 hour notice required.	VOW Comments:	Yes
		Listing Type:	Exclusive Right to Sell
		Holds Earnest Money:	
		Auct. Avail. Show:	

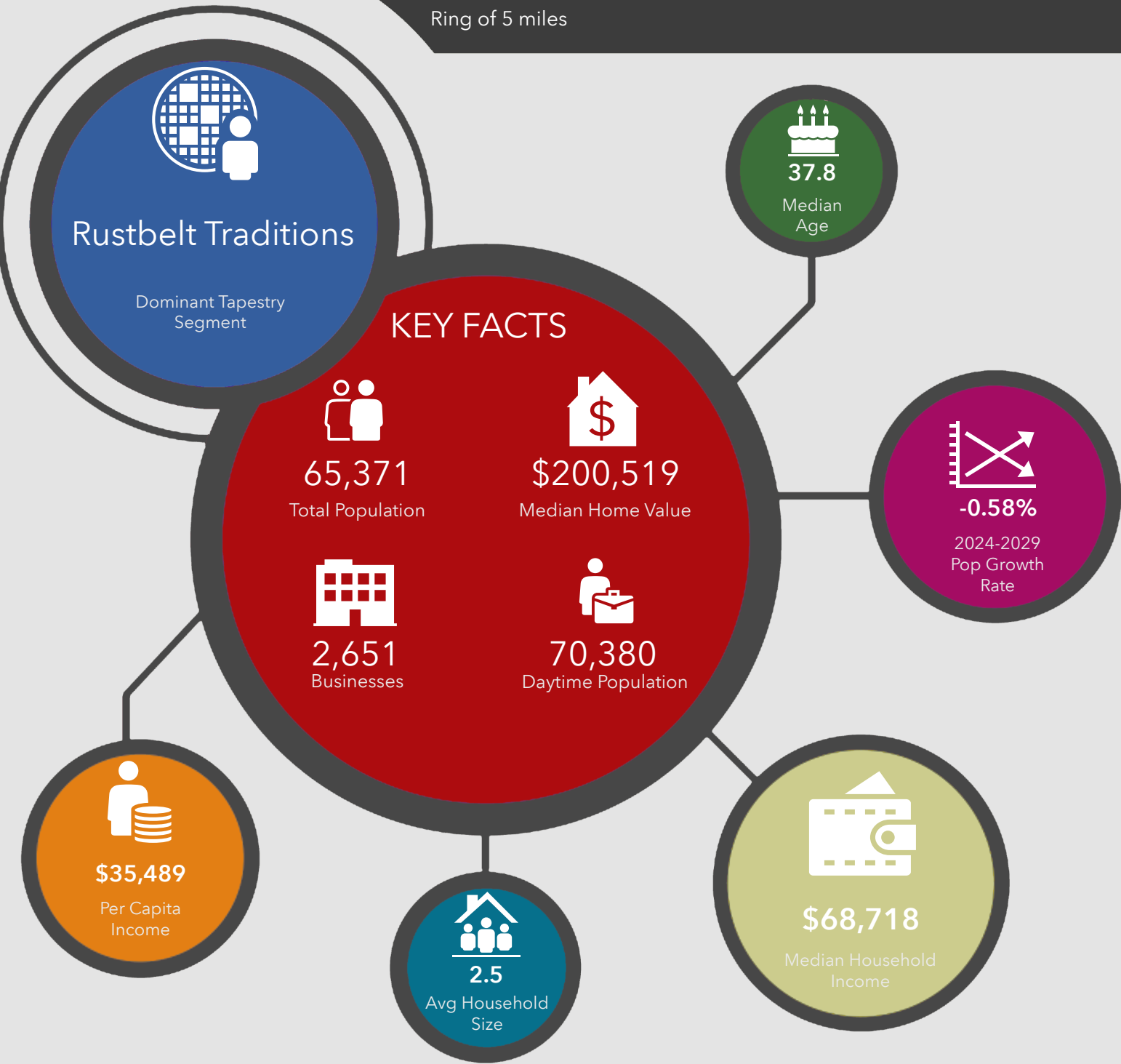
Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Executive Summary - Call Outs

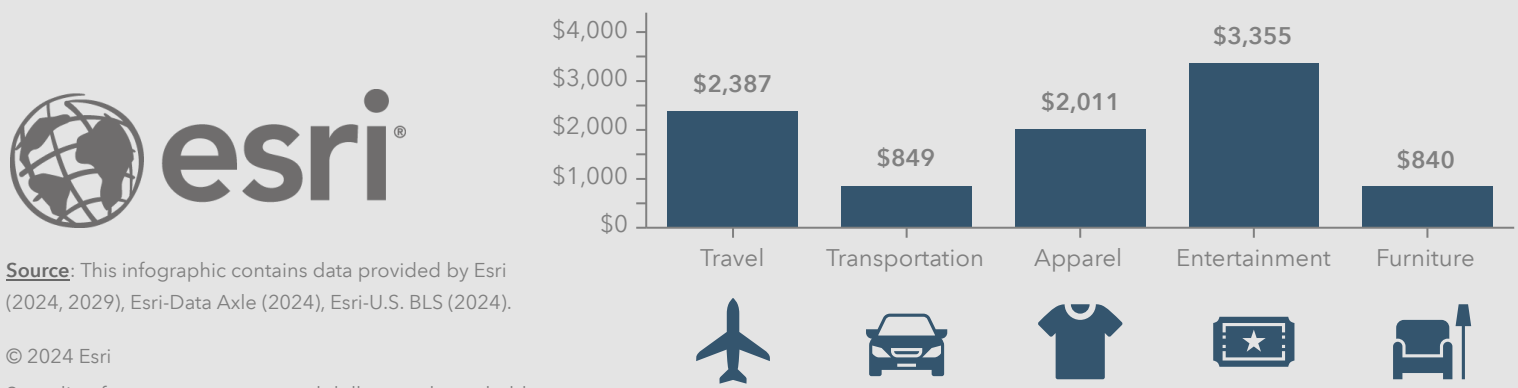
8 Dearborn Sq, Kankakee, Illinois, 60901 (5 miles)
8 Dearborn Sq, Kankakee, Illinois, 60901
Ring of 5 miles

Prepared by Esri
Latitude: 41.11936
Longitude: -87.86218

8 Dearborn Sq, Kankakee, Illinois, 60901
Ring of 5 miles



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

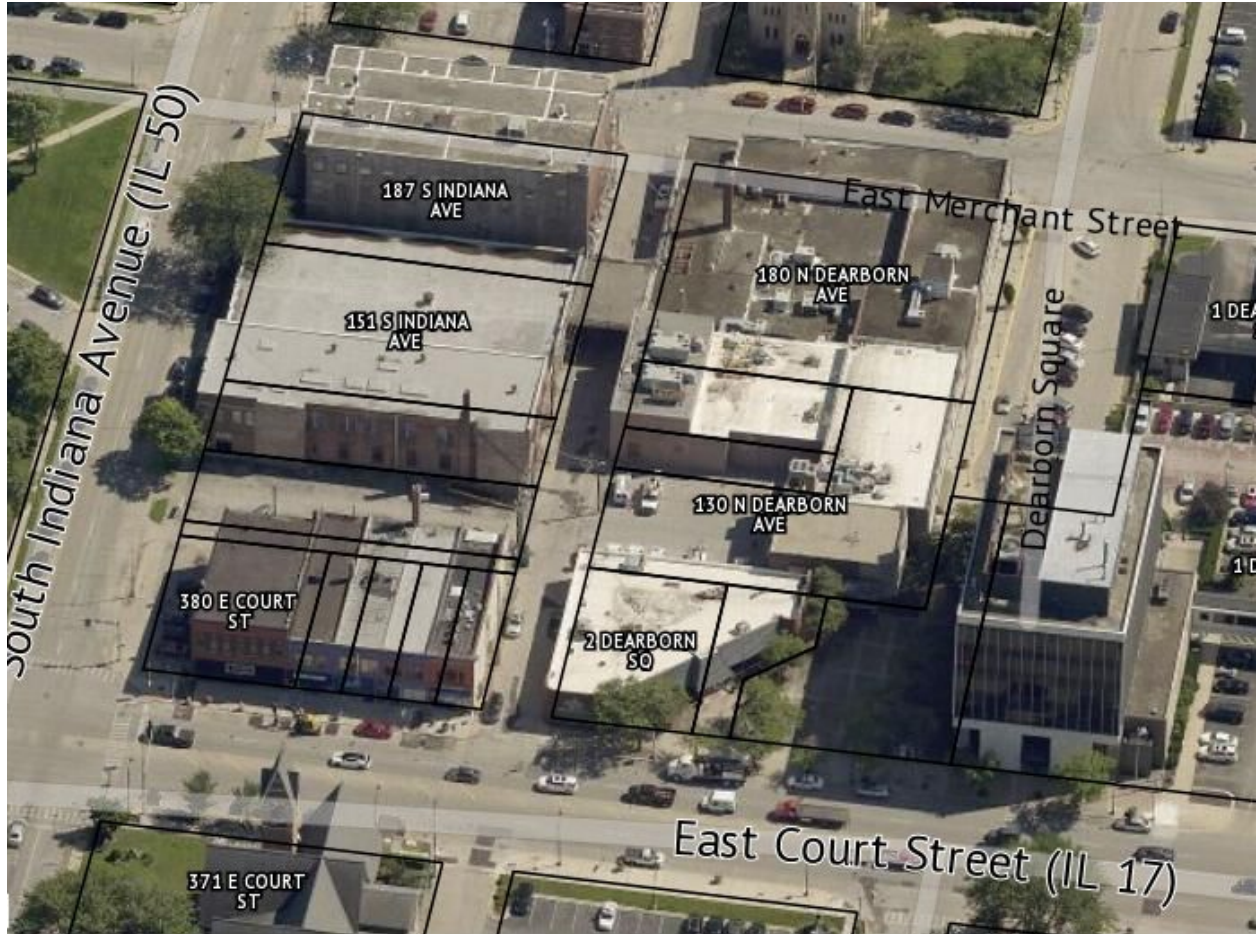
© 2024 Esri
Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

AERIAL



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



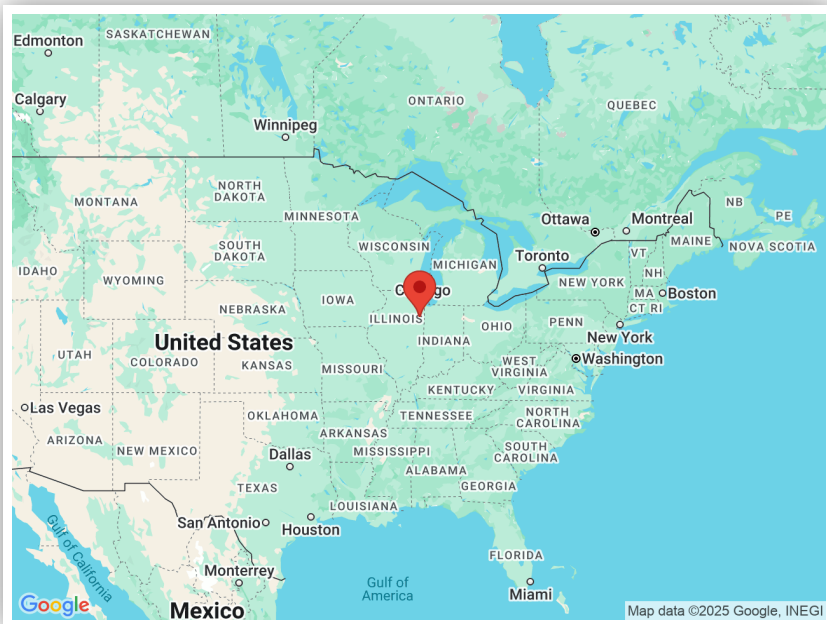
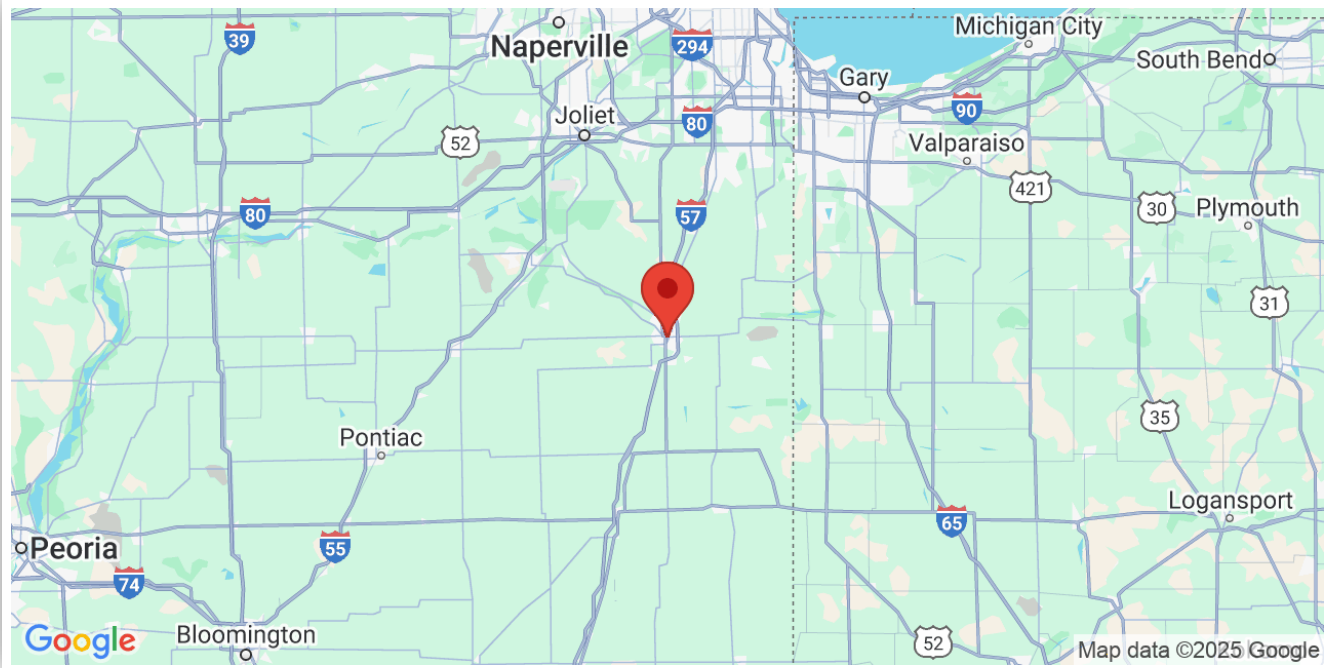
Page 12

8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

AREA LOCATION MAP

8 Dearborn Square 8 Dearborn Square, Kankakee, IL, 60901



Buck Tamblin, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblin@mccolly.com
http://bucktamblin.mccolly.com/
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901

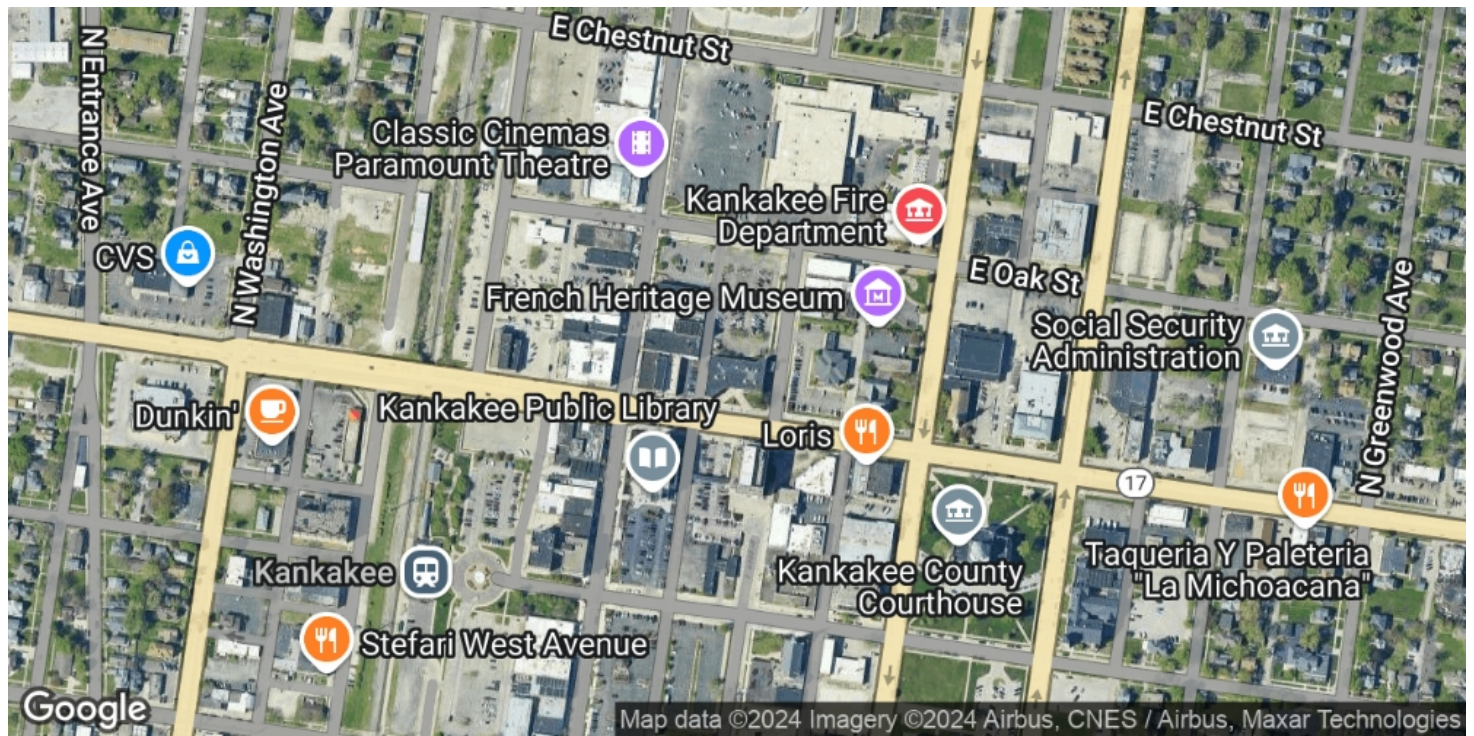
AERIAL ANNOTATION MAP



McCOLLY BENNETT
COMMERCIAL *advantage*

8 Dearborn Square

8 Dearborn Square, Kankakee, IL, 60901



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



Page 14



Buck Tamblyn, CCIM

Phone: (815)549-4301

Email: bucktamblyn@mccolly.com

License: 475.131086



Jeff Bennett, Managing Partner

Phone: 815-922-6505

Email: jbennett@mccolly.com



MCCOLLY BENNETT REAL ESTATE

BUCK TAMBLYN, CCIM



(815)549-4301



bucktamblyn@mccolly.com



29 Heritage Drive
Bourbonnais, IL, 60914, United States