



Retail/Stores

Status: **ACTV**
 Area: **491**
 Address: **207 E Church St, Sandwich, IL 60548**
 Directions: **Rt, 34 (Church St) Sandwich**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Sandwich**
 Zoning Type:
 Actual Zoning: **INC**
 Subtype: **Neighborhood Storefront, Other, Shopping Center, Strip Center**
 Lot Dimensions: **217 X 115**
 Apx. Tot. Bldg SF: **13159**
 Land Sq Ft: **24955**
 Net Rentable Area:
 MLS #: **11951748**
 List Date: **12/27/2023**
 List Dt Rec: **12/27/2023**
 Mkt. Time (Lst./Tot.): **415/1146**
 Contract:
 Concessions:
 Unincorporated: **No**
 Subdivision:
 Year Built: **2006**
 Relist:
 List Price Per SF: **\$170.97**
 Sold Price Per SF: **\$0**
 Lot Size Source: **County Records**
 # Stories: **2**
 Gross Rentbl. Area:
 # Tenants: **5**
 Estimated Cam/Sf: **\$0**
 List Price: **\$1,119,000**
 Orig List Price: **\$1,119,000**
 Sold Price:
 Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 County: **De Kalb**
 PIN #: **1936106010**
 Multiple PINs: **No**
 Min Rentbl. SF: **1050**
 Max Rentbl. SF: **3054**
 # Units: **8**
 Unit SF: **6545**
 (Leasable Area Units: **Square Feet**)
 Lease Type: **N/A**
 Est Tax per SF/Y: **\$0**

Remarks: **Do you need space for your business and want other tenants to contribute towards mortgage? This property may be perfect for you! The upper floor has over 3,000, finished, sq. ft. available. Ideal commercial investment or lease opportunity with high visibility. Traffic counts between 9,600 and 11,000 per day (IDOT) Modern elevator building with ample parking. The basement has a finished lobby, common bathrooms, and high ceilings making this space an easy build out for even more additional income. Well established tenants are made up of a nationally known company. No worries here with fly by night tenants. POTENTIAL GROSS INCOME OF \$153,065 with units B and F rented for a CAP RATE of 8.4%. Add a basement tenant or two for an even higher cap rate. Much potential here!**

Frontage Acc: State Road	Construction: Wood Frame	Air Conditioning: Central Air
Current Use: Commercial	Exterior: Stucco, Stone	Electricity: Circuit Breakers
Known Encumbrances: None Known	Foundation: Concrete	Heat/Ventilation: Forced Air, Gas
Location: Central Business District	Roof Structure: Wood Joists	Fire Protection: Alarm On Site
# Drive in Doors: 0	Roof Coverings: Shingle Composition	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces: 33	Tenant Pays: Varies by Tenant
	Indoor Parking:	HERS Index Score:
	Outdoor Parking: 31-50 Spaces	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available: Yes	Green Feats:
	Misc. Inside: Employee Kitchen, Inside Corridor(s), Multi-Tenant, Storage Inside, Basement	Backup Info:
	Floor Finish: Carpet, Concrete, Other	Sale Terms:
		Possession: Closing, Tenant's Rights

Financial Information	Individual Spaces (Y/N): Yes	Total Building (Y/N): Yes
Gross Rental Income: \$98,661	Total Income/Month: \$8,222	Total Income/Annual: \$98,661
Annual Net Operating Income: \$39,573	Net Operating Income Year: 2023	Cap Rate: 3.54
Real Estate Taxes: \$26,629	Total Annual Expenses: \$59,088	Expense Year: 2023
Tax Year: 2023	Expense Source: Actual	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): \$5,082/Actual
Fuel Expense (\$/src): \$2,088/Actual	Electricity Expense (\$/src): \$4,524/Actual	Other Expense (\$/src): \$11,836/Actual
Trash Expense (\$/src): \$2,241/Actual	Insurance Expense (\$/src): \$6,688/Actual	

Operating Expense Includes:
 Broker Private Remarks: **POTENTIAL GROSS INCOME OF \$153,065 with units B and F rented for a CAP RATE of 8.4%. Add a basement tenant or two for an even higher cap rate. Much potential here! Earnest money must be certified funds. Rate escalators in place per lease. Survey, original plans, lease info, and phase 1 environmental assessment under additional information tab. Other expenses (\$11,836.) are \$2,331 alarm, \$1,738 phone, \$810 snow removal, \$1,765 cleaning, \$768 lawn, \$4,192 elevator maintenance. \$77 permits, \$155 repairs. Contact listing broker for showings. DO NOT Enter property without an appointment confirmed.**

Internet Listing: Yes	Remarks on Internet?: No	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Call for Rent Roll Info:

? Where is the Buyer Agency
 Information: **Non-Disclosure Agreement**
 Showing Inst: **Contact listing broker. DO NOT Enter property without an appointment confirmed.**
 Cont. to Show?:
 Expiration Date: **03/19/2025**

Broker: **Castle View Real Estate (93023) / (815) 748-4663**
 List Broker: **Thomas Vierig (931509) / (815) 508-1918 / realtortomv@gmail.com**
 CoList Broker:
 More Agent Contact Info:

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