

**Office/Tech**Status: **ACTV**Area: **955**Address: **109 N Chestnut St , Onarga, IL 60955**Directions: **From Rt. 45 take Seminary West to N. Chestnut, take N. Chestnut North to property on the West side of the St.**

Sold by:

Closed:

Off Mkt:

Mkt. Time (Lst./Tot.): **125/125**County: **Iroquois**Year Built: **1897**Subtype: **Office**Zoning Type: **Commercial**Actual Zoning: **Comm**MLS #: **12647227**List Date: **05/14/2026**List Dt Rec: **05/14/2026**

Contract:

Concessions:

Township: **Onarga**

PIN #:

Blt Before 78: **Yes**# Stories: **1**

Units:

Tenants:

Unit SF: **1200** (Leasable AreaUnits: **Square Feet**)

List Price:

Orig List Price:

Sold Price:

Lease SF/Y: **\$10**

Rented Price:

Mthly. Rnt. Price: **\$1,000**

Ann. Passthru. \$/SF:

Multiple PINs:

Min Rent. SF: **1200**Max Rent. SF: **1200**

Relist:

List Price Per SF: **\$0**Sold Price Per SF: **\$0**

Lot Dimensions:

Acreage: **0.14**

Land Sq Ft:

Approx Total Bldg SF:

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf: **\$0**Est Tax per SF/Y: **\$0**Lease Type: **Gross**

Remarks: **Commercial Office Space for Lease - 109 N Chestnut St, Onarga, IL Exceptional commercial leasing opportunity in the heart of downtown Onarga! Located at 109 N Chestnut St, this well-positioned first-floor office space offers a functional and professional layout ideal for a variety of business uses including professional services, insurance, consulting, medical, bookkeeping, salon suites, or administrative offices. The space features 4 private offices, a shared kitchen/break area, private bathroom, and an additional storage area, providing both convenience and efficiency for day-to-day business operations. The first-floor location offers easy accessibility for clients, customers, and staff while benefiting from excellent visibility in a central downtown location. Whether you're launching a new business, expanding your operations, or seeking an affordable professional office setting, this versatile commercial property delivers flexibility, practicality, and small-town charm. Property Highlights 4 private offices Shared kitchen/break area Private restroom Additional storage space Convenient first-floor office layout Downtown Onarga location Flexible commercial use potential Excellent visibility and accessibility**

Approximate Age: **Older**Type Ownership: **Land Trust**Frontage Acc: **City Street**

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **Central Illinois**

Location:

Construction: **Brick**

Building Exterior:

Foundation: **Block**

Roof Structure:

Roof Coverings:

Air Conditioning: **Central Air**Heat/Ventilation: **Central Heat/Indiv Controls**Electrical Svcs: **Circuit Breakers**Fire Protection: **Fire Extinguisher/s**Current Use: **Commercial**Potential Use: **Commercial**

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces:

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside:

Floor Finish:

Extra Storage Space Available: **Yes**

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays: **Electric**

Possession:

Sale Terms:

Investment:

Users:

Financial Information

Gross Rental Income:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes: **\$3,242**

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

Lease Terms:

Total Lease Amount:

Broker Private Remarks: **Call Landlord for all showings - Rick Orr - 312.218.7134**Does seller agree to display on VOW?: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Lease**Does seller agree to display online / Comments on IDX? : **Yes / No**Remarks on Internet?: **Yes**VOW Comments/Reviews: **No**Address on Internet: **Yes**Broker Owned/Interest: **No**Lock Box: **None**

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **11/14/2026**Information: **24-Hr Notice Required**Showing Inst: **Use Showing Time, Appt. Required, 24 hr notice**Broker: **Smith's Real Estate Services, (94077) / (815) 432-2900**List Broker: **Tim Smith, ABR,e-PRO (940604) / tim@smithsrealestate.org**

CoList Broker:

More Agent Contact Info:

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

MLS #: 12647227

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