



Retail/Stores
 Status: **NEW**
 Area: **1080**
 Address: **539 Blackhawk Blvd , South Beloit, IL 61080**
 Directions: **Main to Blackhawk Blvd to 539 Blackhawk Blvd S. Beloit IL**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Rockton**
 Zoning Type: **Commercial**
 Actual Zoning: **CR**
 Subtype: **Neighborhood Storefront, Shopping Center, Strip Center**
 Lot Dimensions:
 Apx. Tot. Bldg SF:
 Land Sq Ft:
 Net Rentable Area:
 Mobility Score: - ?

MLS #: **11717552**
 List Date: **02/11/2023**
 List Dt Rec: **02/12/2023**
 Mkt. Time (Lst./Tot.): **2/2**
 Contract:
 Concessions:
 Unincorporated:
 Subdivision:
 Year Built: **1953**
 Relist:
 List Price Per SF: **\$0**
 Sold Price Per SF: **\$0**
 Lot Size Source:
 # Stories: **1**
 Gross Rentbl. Area:
 # Tenants:
 Estimated Cam/Sf: **\$0**

List Price:
 Orig List Price:
 Sold Price:
 Rented Price:
 Lease Price SF/Y: **\$7**
 Mthly. Rnt. Price:
 CTGF:
 County: **Winnebago**
 PIN #:
 Multiple PINs:
 Min Rentbl. SF: **5500**
 Max Rentbl. SF: **5500**
 # Units: **1**
 Unit SF: **5500**
 Lease Type: **Gross**
 Est Tax per SF/Y: **\$0**

Remarks: **Space has 1 private office, a Men's and Women's Washroom, 2 car garage, and the rest of space is open. There are several door entry areas to unit. Space consist of +/- 5500 total sq/ft. This space is for lease. The building is also for sale. This is only unit vacant. Here is info on Sale. This Investment package consist of multiple properties. Consisting of 26 Residential units and 8 Commercial Properties. As a added bonus there is also 3 vacant lots for additional parking and development potential for additional income. The first property is this listing located at 218 E. River St Rockton consisting of 12 unit multifamily Ranch style units across the street from the Rock River. This property is high and dry and also has great views of the Park across the River. Just blocks from Historical Downtown Rockton Illinois. The Second Property is located at 535 to 543 Blackhawk Blvd South Beloit IL. This property offers 14 Residential Units and 8 Commercial Units. In back of this property as added bonus there is also 3 vacant lots for additional parking and development potential for additional income. Offer includes the following Addresses: 218 E. River St Rockton IL. 12 Units #03-24-401-004 535-543 Blackhawk Blvd South Beloit IL. 14 Residential Units and 8 Commercial Units. State of Illinois is planning a Street Scape project to improve Blackhawk Blvd with new pavement, sidewalks, lighting ext. Which will enhance the infrastructure in front of the property in South Beloit. 535-537 Blackhawk Blvd S. Beloit IL # 04-05-304-009 539 Blackhawk Blvd S. Beloit IL # 04-05-304-010 541-543 Blackhawk Blvd S. Beloit IL # 04-05-304-011 536-544 Roscoe Ave S. Beloit IL 3 Vacant Lots for additional parking and future development: 536 Roscoe Ave S. Beloit IL # 04-05-304-015 540 Roscoe Ave S. Beloit IL # 04-05-304-016 544 Roscoe Ave S. Beloit IL # 04-05-304-017**

Frontage Acc: **City Street, State Road, Alley Access**
 Current Use: **Commercial**
 Known Encumbrances:
 Location: **Central Business District**
 # Drive in Doors: **1**
 # Trailer Docks: **0**
 Ceiling Height:

Construction:
 Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Docks:
 Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Extra Storage Space Available:
 Misc. Inside:
 Floor Finish:

Air Conditioning: **Central Air**
 Electricity: **Circuit Breakers**
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection: **Fire Extinguisher/s**
 Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site, Sewer-Public, Cable, Fiber**
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Repairs & Maintenance, Water/Sewer, Cable TV, Trash Collection**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: \$0	Net Operating Income Year:	Cap Rate:
Tax Year: 2021	Total Annual Expenses:	Expense Year:
Special Assessments: No	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: Annual	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

Broker Private Remarks: **Call listing agent for additional information and to set up showings. Gerard DuMelle Weichert Realtors Tovar Properties 815-218-4014 Gerard@RealEstateRescueTeam.net This property is for sale also as part of a investment package.**

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Buyer Ag. Comp.: COMPENSATION WILL BE AT LEASE 1/2 MONTHS RENT. (GL)	Other Compensation:	Call for Rent Roll Info:
Information: None	Cont. to Show?:	Expiration Date: 02/11/2024
Showing Inst: Call listing agent for additional information and to set up showings. Gerard DuMelle Weichert Realtors Tovar Properties 815-218-4014 Gerard@RealEstateRescueTeam.net		
Broker: Weichert Realtors - Tovar Prop (35210) / (815) 877-8500		
List Broker: Gerard DuMelle (350727) / (815) 218-4014 / GerardDuMelle@Weichert.com; Gerard@RealEstateRescueTeam.net		
CoList Broker:		More Agent Contact Info:

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