



**Retail/Stores**  
 Status: **NEW**  
 Area: **4507**  
 Address: **217 E Court St, Kankakee, IL 60901**  
 Directions: **Take I-57 S to Exit 312 for IL-17 toward Kankakee/Momence, merge onto IL-17 W/E Court St, property on north side of street before the intersection of Schuyler and Court.**  
 Sold by:  
 Closed Date:  
 Off Mkt Date:  
 Township: **Kankakee**  
 Zoning Type: **Commercial**  
 Actual Zoning: **C-3**  
 Subtype: **Free Standing Store**  
 Lot Dimensions: **24 x 100**  
 Apx. Tot. Bldg SF: **7200**  
 Land Sq Ft: **2400**  
 Net Rentable Area: **7200**  
 Mobility Score: - ?

MLS #: **12555038**  
 List Date: **01/29/2026**  
 List Dt Rec: **01/30/2026**  
 Mkt. Time (Lst./Tot.): **7/7**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **1900**  
 Relist:  
 List Price Per SF: **\$13.88**  
 Sold Price Per SF: **\$0**  
 Lot Size Source: **County Records**  
 # Stories: **3**  
 Gross Rentbl. Area: **7200**  
 # Tenants: **0**  
 Estimated Cam/SF:

List Price: **\$99,900**  
 Orig List Price: **\$99,900**  
 Sold Price:  
 Rented Price:  
 Lease Price SF/Y:  
 Mthly. Rnt. Price:  
 Ann. Passthru. \$/SF:  
 County: **Kankakee**  
 PIN #: **16093242500800**  
 Multiple PINs: **No**  
 Min Rentbl. SF: **7200**  
 Max Rentbl. SF: **7200**  
 # Units:  
 Unit SF: **7200** (Leasable Area Units: **Square Feet**)  
 Lease Type: **N/A**  
 Est Tax per SF/Y:

Remarks: **KANKAKEE - FOR SALE - 7,200 SF COMMERCIAL BUILDING ON MAIN THOROUGHFARE! If you are looking for your next Commercial Project, this is it! Located in the heart of Downtown Kankakee, this Historic 3 story (plus full basement) Property is perfect to rehab and lease as an income producing property, or for an owner occupied property! With over 20,000 VPD on Court Street/Schuyler Avenue at your doorstep, this property has great visibility! Each floor is roughly 2,400 SF and all 3 levels have at least 10' ceiling height or more! Ample street and City Parking nearby! Note: This property is owned by a Land Bank and must be sold according to certain standards and regulations.**

Frontage Acc: <b>City Street</b>	Construction: <b>Concrete Block</b>	Air Conditioning: <b>None</b>
Current Use: <b>Commercial</b>	Exterior: <b>Brick</b>	Electricity: <b>0-100 Amps</b>
Known Encumbrances:	Foundation: <b>Concrete</b>	Heat/Ventilation: <b>Forced Air, Gas</b>
Location: <b>Central Business District, Enterprise zone, TIF Zone, In City Limits</b>	Roof Structure: <b>Flat</b>	Fire Protection: <b>None</b>
# Drive in Doors: <b>0</b>	Roof Coverings: <b>Membrane</b>	Water Drainage: <b>Storm Sewers</b>
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site</b>
Ceiling Height: <b>10</b>	# Parking Spaces:	Tenant Pays:
Gas Supplier: <b>Nicor Gas</b>	Indoor Parking:	HERS Index Score:
Electric Supplier: <b>Commonwealth Edison</b>	Outdoor Parking:	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available: <b>Yes</b>	Green Feats:
	Misc. Inside: <b>Basement</b>	Backup Info: <b>Aerial Map, Tax Bill, Traffic Counts</b>
	Floor Finish: <b>Vinyl, Wood</b>	Sale Terms:
		Possession: <b>Closing</b>

<b>Financial Information</b>	Individual Spaces (Y/N):	Total Building (Y/N): <b>Yes</b>
Gross Rental Income: <b>\$0</b>	Total Income/Month: <b>\$0</b>	Total Income/Annual: <b>\$0</b>
Annual Net Operating Income: <b>\$0</b>	Net Operating Income Year: <b>2025</b>	Cap Rate:
Real Estate Taxes: <b>\$0</b>	Total Annual Expenses:	Expense Year: <b>2025</b>
Tax Year: <b>2024</b>	Expense Source:	Loss Factor:
Special Assessments: <b>Unknown</b>	Frequency: <b>Annual</b>	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	
Operating Expense Includes:		

Broker Private Remarks: **Please note for additional information with instructions on making offers, see <https://public-kil.epropertyplus.com/landmgmtpub/remote/public/property/viewSummary?parcelNumber=16-09-32-425-008&fromHome=true>**

Does seller agree to display on VOW?: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box: <b>Combination Box</b> (Located at <b>Front</b> )
Listing Type: <b>Exclusive Right to Sell</b>	Address on Internet: <b>Yes</b>	
Does seller agree to display online? : <b>Yes</b>		
Information: <b>None, City, Code Compliance Req'd</b>	Call for Rent Roll Info:	Expiration Date: <b>01/26/2027</b>
Showing Inst: <b>Contact listing agent.</b>	Cont. to Show?:	
Broker: <b>McColly Bennett Real Estate (94050) / (815) 929-9381</b>		
List Broker: <b>Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com</b>		
CoList Broker:		More Agent Contact Info:

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MLS #: 12555038

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 02/04/2026 11:06 AM