



FOR LEASE

Church

2026 N 3372ND RD

Ottawa, IL 61350

PRESENTED BY:

BRIAN LINDGREN

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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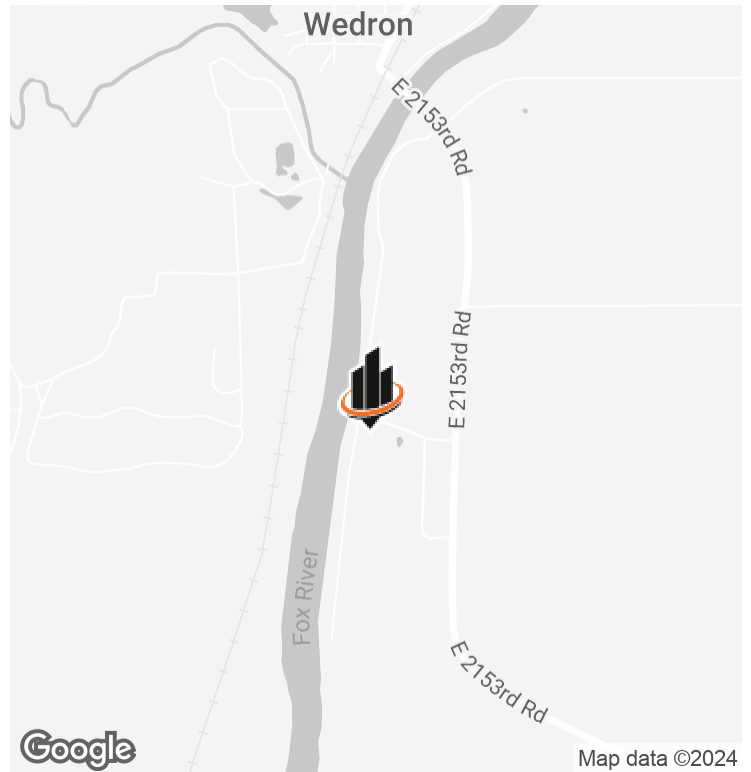


SVN Landmark Commercial Real Estate LLC
25 N Third St Suite 200
Geneva IL 60134



Janko Realty & Development LLC
2011 Rock St Suite A
Peru IL 61354

PROPERTY SUMMARY: 2026 N 3372ND RD OTTAWA IL 61350



OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LEASE RATE:	\$2,000.00 per month (church)
NUMBER OF UNITS:	19
AVAILABLE SF:	3,000 SF (church)
LOT SIZE:	4.75 Acres
BUILDING SIZE:	25,002 SF
NOI:	\$212,521.50
CAP RATE:	10.12%

PROPERTY DESCRIPTION

Rare chance to own a unique piece of history! Originally built as a hotel in 1920, a church was added in 1941. The hotel portion was converted into apartments in the early 2000s. Current ownership bought the property in 2023, and has been renovating the apartments as they turn over. The church space is available for lease and the whole building including 18 apartments is also for sale for \$2.1 million.

For more information, please contact Brian Lindgren of SVN Landmark at 630-487-9433 or David Sickley of Janko Realty at 815-228-8509.

PROPERTY HIGHLIGHTS

- Riverfront view
- Significant recent renovations
- Large unit footprints
- Proximity to I80 via Rt 71

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CHURCH SPACE FOR LEASE



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	3,000 SF	LEASE RATE:	\$2,000.00 per month

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Church	Available	3,000 SF	Modified Gross	\$2,000 per month	Beautiful church space for lease! Sanctuary features vaulted ceilings and stained glass windows. Approximately 2,500sf on the ground floor and 500sf balcony. Men's and women's restrooms. Currently leased until April 1, 2025 but the space could potentially be made available sooner with some notice.

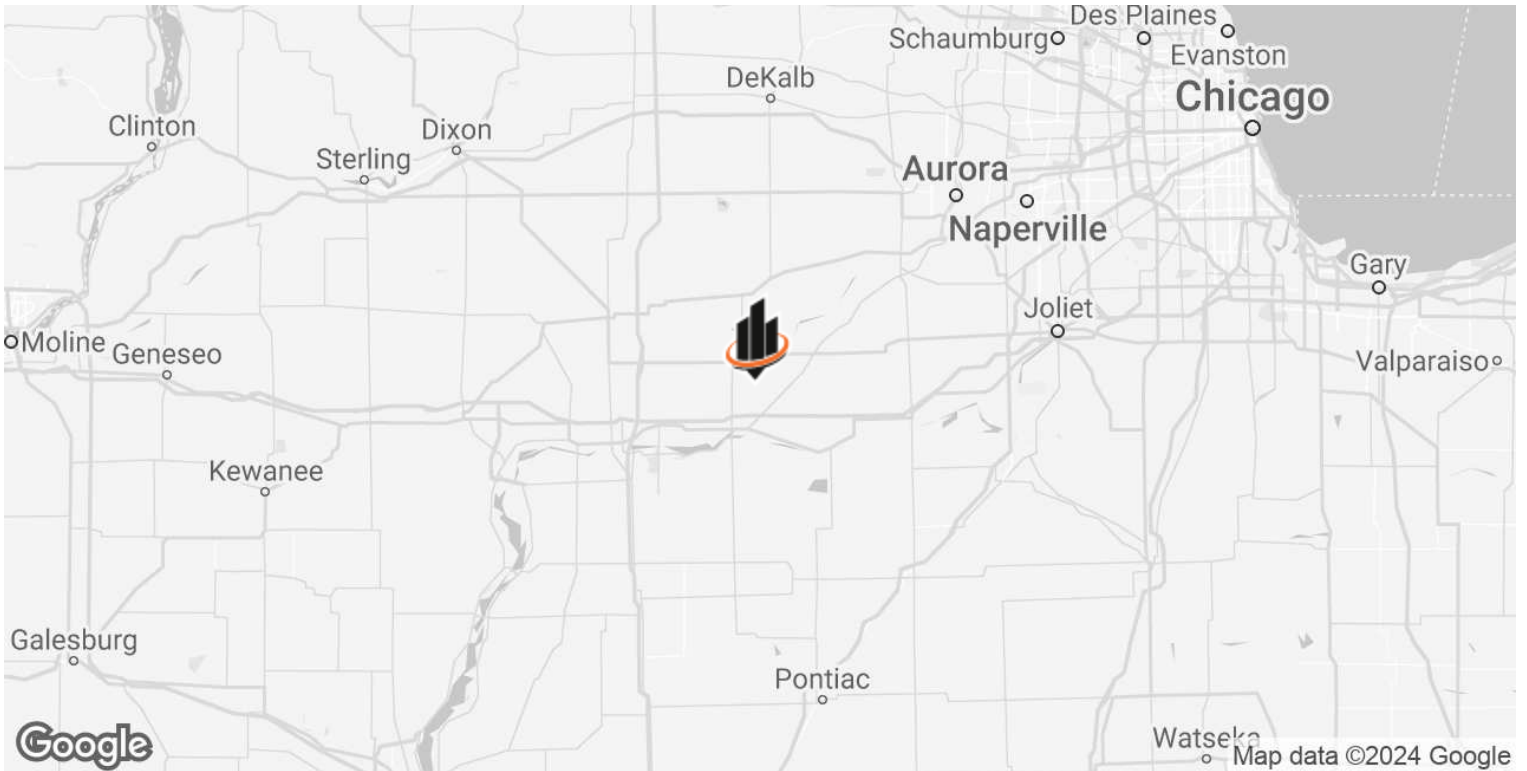
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AERIAL



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LOCATION MAPS



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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HISTORICAL INFO (COURTESY OF LASALLE COUNTY HISTORICAL SOCIETY MUSEUM)



St. Joseph's Health Resort
 (Sulphur Lick Springs.)
 Wedron, Illinois.

"OPEN THE YEAR 'ROUND"

An all year Health Resort under Catholic auspices on the banks of the Fox river, near Ottawa, Ill., in extremely healthy surroundings. No noise, no dust. Sulphur Baths, Bath department complete and up-to-date. We employ all improved forms of Hydro-Therapy and Electro-Therapy. Excellent cooking. On the premises the famous Sulphur Springs (1,500 gallons a minute capacity), recommended for diabetes, rheumatism and purifying the blood. Garage accommodations. No better place to go for people on diet, or persons needing perfect rest after an operation or nervous breakdown. Reached by train or auto.

White Sulphur Spring Water.

The water contained in this receptacle is from the Famos White Sulphur Springs, situated on the bank of the Fox River, at Wedron, Ill. Its medicinal virtues are many and various. It will afford relief in many diseases, especially those of the stomach, bowels and kidneys. For impure blood, nothing can be better; for all kinds of cutaneous eruptions, such as pimples, boils, moth patches, etc. Its action on the system is laxative and diuretic, being an efficacious remedy for kidney and urinary complaints, and for dispepsia, constipation, and diseases of the stomach, liver and digestive organs. Being of artesian origin, it is perfectly sterile, which makes it an extremely fine water for general use.

The following analysis made by the State Chemist, shows that it is the best of Sulphur Springs.



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