



McCOLLY BENNETT
COMMERCIAL *advantage*



6 Dearborn Square

*6 Dearborn Square
Kankakee, IL 60901*

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY INFO:

6 DEARBORN SQUARE

PURCHASE PRICE:

\$549,000.00

PROPERTY ADDRESS:

*6 DEARBORN SQUARE
KANKAKEE, IL 60901*

PROPERTY SIZE

14,640 SQ. FT.

LAND SIZE

21,839.00 SQ. FT.

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PROPERTY OVERVIEW

FOR SALE OR LEASE - DOWNTOWN KANKAKEE - 14,640 SF OFFICE BUILDING

Centrally located near the Courthouse, banks, shopping/Farmers Market! Steel frame, block and brick building in good condition.

Consists of over 13,000 SF of office space and a large storage area with 24' ceiling height.

Fully Sprinklered Building! Over 20 offices, multiple conference rooms and restrooms.

Great location, Call today!

6 Dearborn Square

Kankakee IL 60901



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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Office/Tech

Status: **ACTV**
Area: **4507**

Address: **6 Dearborn Sq , Kankakee, IL 60901**

Directions: **I-57 S. Take exit 312 toward E Court St. Keep right at the fork and merge onto E Court St. Continue on E Court St. Drive to Dearborn Square. Merge onto E Court St. Turn left toward E Merchant St. Turn right onto E Merchant St. Turn right onto Dearborn Square. Destination will be on the right.**

MLS #: **12132393**
List Date: **08/16/2024**
List Dt Rec: **08/16/2024**

List Price: **\$549,000**
Orig List Price: **\$549,000**
Sold Price:

Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kankakee**

Contract:
Concessions:
Mkt. Time (Lst./Tot.): **34/34**
Township: **Kankakee**
PIN #: **16093243302600**

Lease SF/Y: **\$15**
Rented Price:
Mthly. Rnt. Price: **\$18,300**

Year Built: **1978**
Subtype: **Other**
Zoning Type: **Commercial**
Actual Zoning: **C-3**

Blt Before 78: **No**
Stories: **2**
Units: **1**
Tenants:
Unit SF: **14640** (Leasable
Area Units: **Square Feet**)

Multiple PINs: **Yes**
Min Rent. SF: **14640**
Max Rent. SF: **14640**
Relist:

Mobility Score: - **?**

List Price Per SF: **\$37.50** Sold Price Per SF: **\$0**

Lot Dimensions: **146X71X92X80X53X150X31X92.5X50X92.5**
Acreage:
Land Sq Ft: **21839**

Approx Total Bldg SF: **14640** Estimated Cam/Sf: **\$0**
Gross Rentable Area: **14640** Est Tax per SF/Y: **\$0**
Net Rentable Area: **14640** Lease Type: **Modified Gross**

Remarks: **FOR SALE OR LEASE - DOWNTOWN KANKAKEE - 14,640 SF OFFICE BUILDING - Centrally located near the Courthouse, banks, shopping/Farmers Market! Steel frame, block and brick building in good condition. Consists of over 13,000 SF of office space and a large storage area with 24' ceiling height. Fully Sprinklered Building! Over 20 offices, multiple conference rooms and restrooms. Great location, Call today!**

Approximate Age: **Older**
Type Ownership:
Frontage Acc: **City Street**
Docks/Delivery:
Drive in Doors: **0**
Trailer Docks: **0**
Geographic Locale: **Out of Area**
Location: **Central Business District**
Construction: **Concrete Block, Steel**
Building Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Air Conditioning: **Central Air**
Heat/Ventilation: **Central Bldg Heat, Forced Air, Hot Water**
Electrical Svcs: **Heavy Power 1200+ Amps**
Fire Protection: **Sprinklers-Wet, Sprinklers**
Current Use: **Commercial, Office and Research, Office/General, Office**
Potential Use: **Commercial, Call Center, Financial Services, Law Firm, Office/Retail**
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces:
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Misc. Inside: **Elevator/s Passenger, Employee Kitchen, Heavy Floor Load, Private Restroom/s**
Floor Finish: **Carpet, Concrete**
Extra Storage Space Available: **Yes**
Water Drainage:
Utilities To Site:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Known Encumbrances: **None Known**
Backup Info:
Tenant Pays: **Varies by Tenant**
Possession:
Sale Terms:
Investment:
Users:

Financial Information

Gross Rental Income: **\$0**
Total Income/Month:
Total Income/Annual: **\$0**
Annual Net Operating Income: **\$0**
Net Operating Income Year:
Cap Rate:

Real Estate Taxes: **\$38,029.80**
Tax Year: **2023**
Total Annual Expenses: **\$0**
Expense Year:
Expense Source:
Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
? Where is the Buyer Agency

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**

Broker Owned/Interest: **No**
Lock Box: **None**

Call for Rent Roll Info:

Compensation?

Information: **None**
Showing Inst: **Contact listing agent. 24 Hour Notice Required.**

Cont. to Show?:

Expiration Date: **08/06/2025**

Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:

More Agent Contact Info:

Copyright 2024 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence. NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12132393

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 09/18/2024 12:35 PM

Executive Summary - Call Outs

6 Dearborn Sq, Kankakee, Illinois, 60901 2 (5 miles)

6 Dearborn Sq, Kankakee, Illinois, 60901

Ring of 5 miles

Prepared by Esri

Latitude: 41.11970

Longitude: -87.86249

6 Dearborn Sq, Kankakee, Illinois, 60901 2

Ring of 5 miles

Rustbelt Traditions

Dominant Tapestry Segment

KEY FACTS



65,472

Total Population



\$200,728

Median Home Value



2,651

Businesses



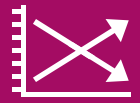
70,438

Daytime Population



37.8

Median Age



-0.58%

2024-2029
Pop Growth Rate



\$35,536

Per Capita Income



2.5

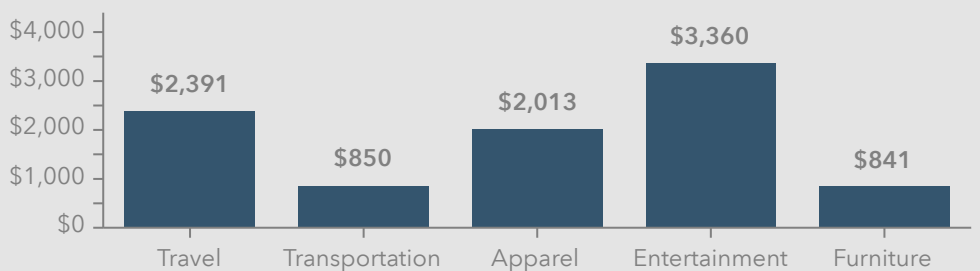
Avg Household Size



\$68,823

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household

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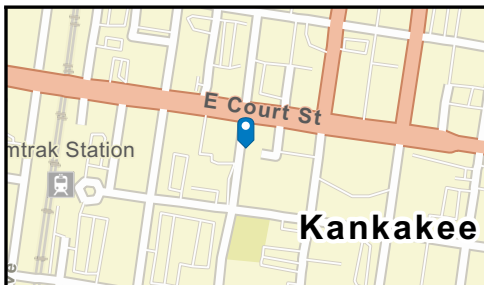
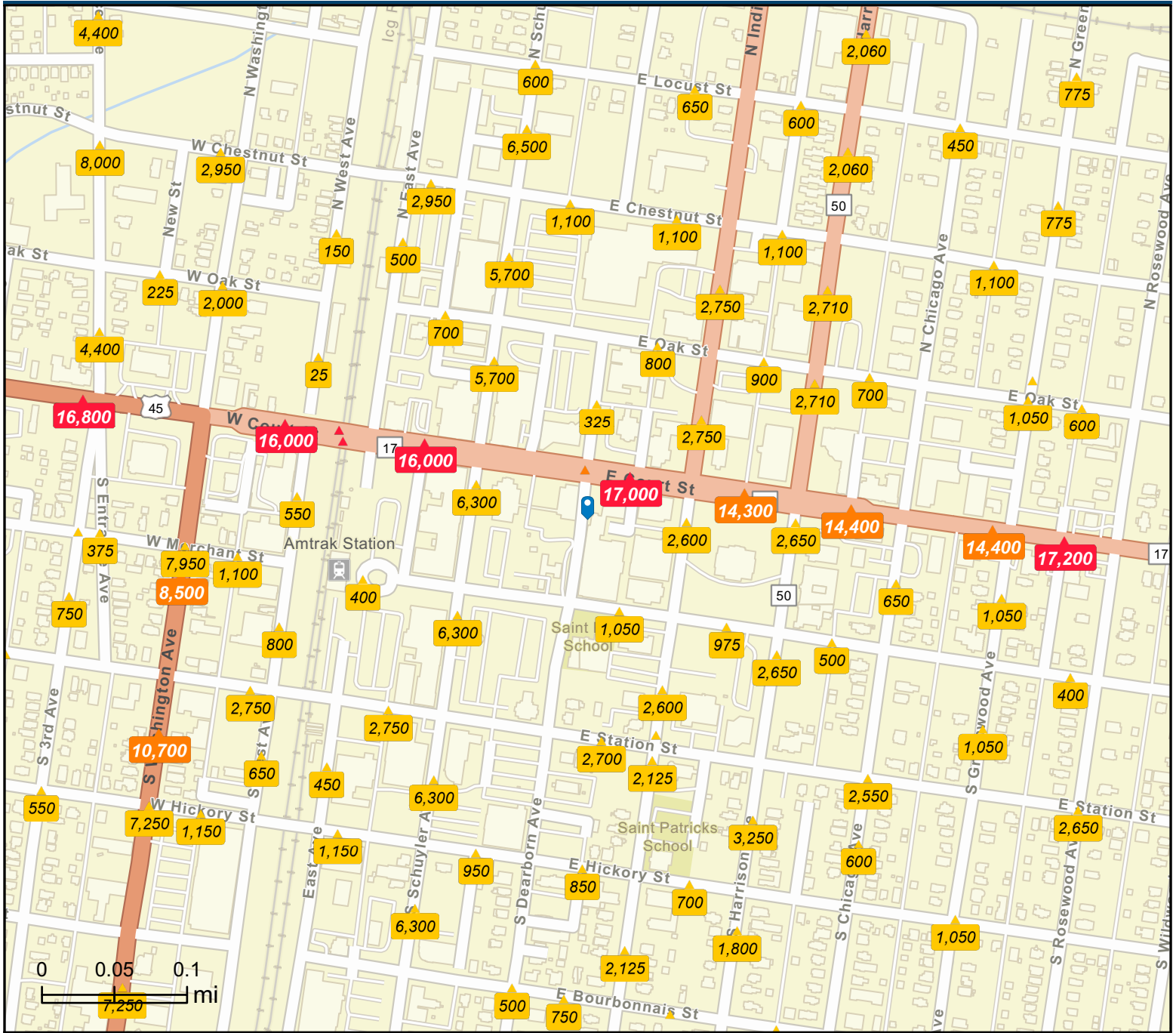
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September 18, 2024

Traffic Count Map - Close Up

6 Dearborn Sq, Kankakee, Illinois, 60901 2
 6 Dearborn Sq, Kankakee, Illinois, 60901
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.11970
 Longitude: -87.86249



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 18, 2024

6 DEARBORN SQUARE

6 Dearborn Square, Kankakee, IL, 60901

AERIAL



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29 Heritage Drive, Bourbonnais IL 60914

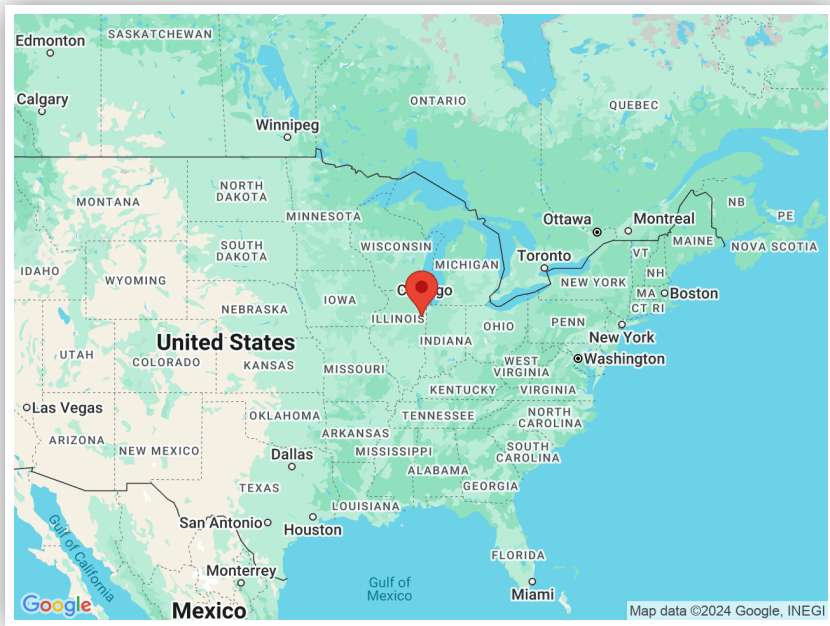
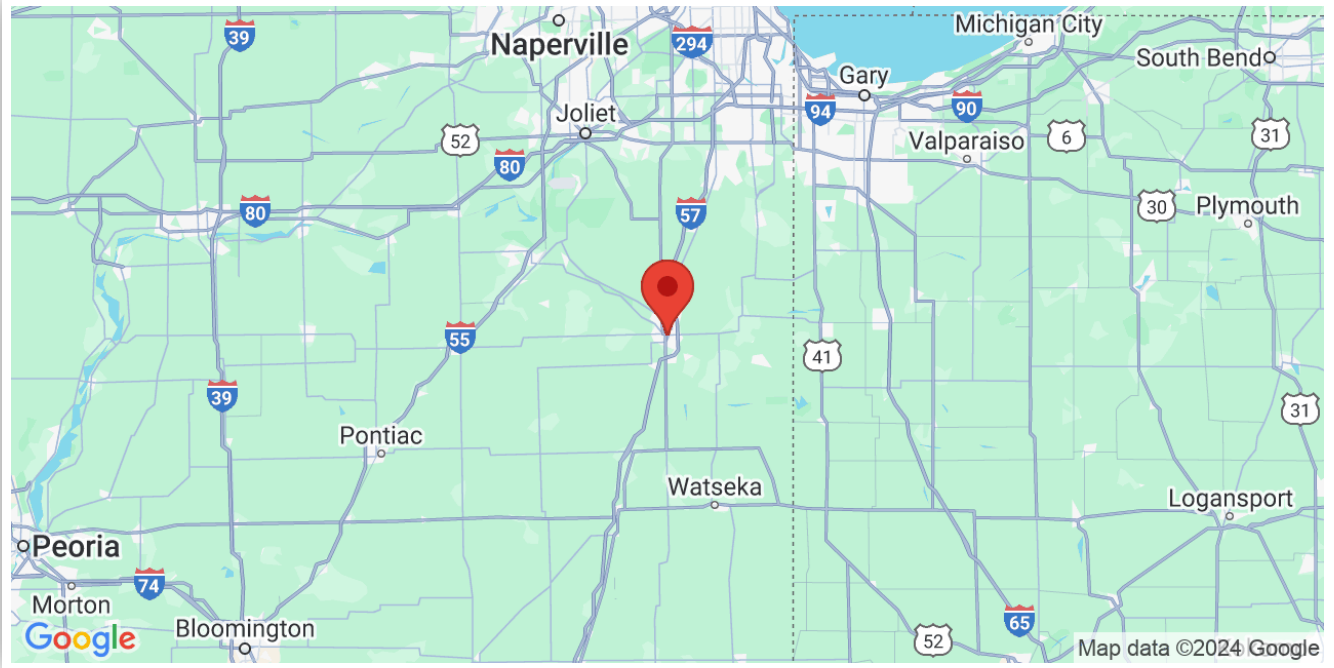
6 DEARBORN SQUARE

6 Dearborn Square, Kankakee, IL, 60901

AREA LOCATION MAP

6 Dearborn Square

6 Dearborn Square, Kankakee, IL, 60901



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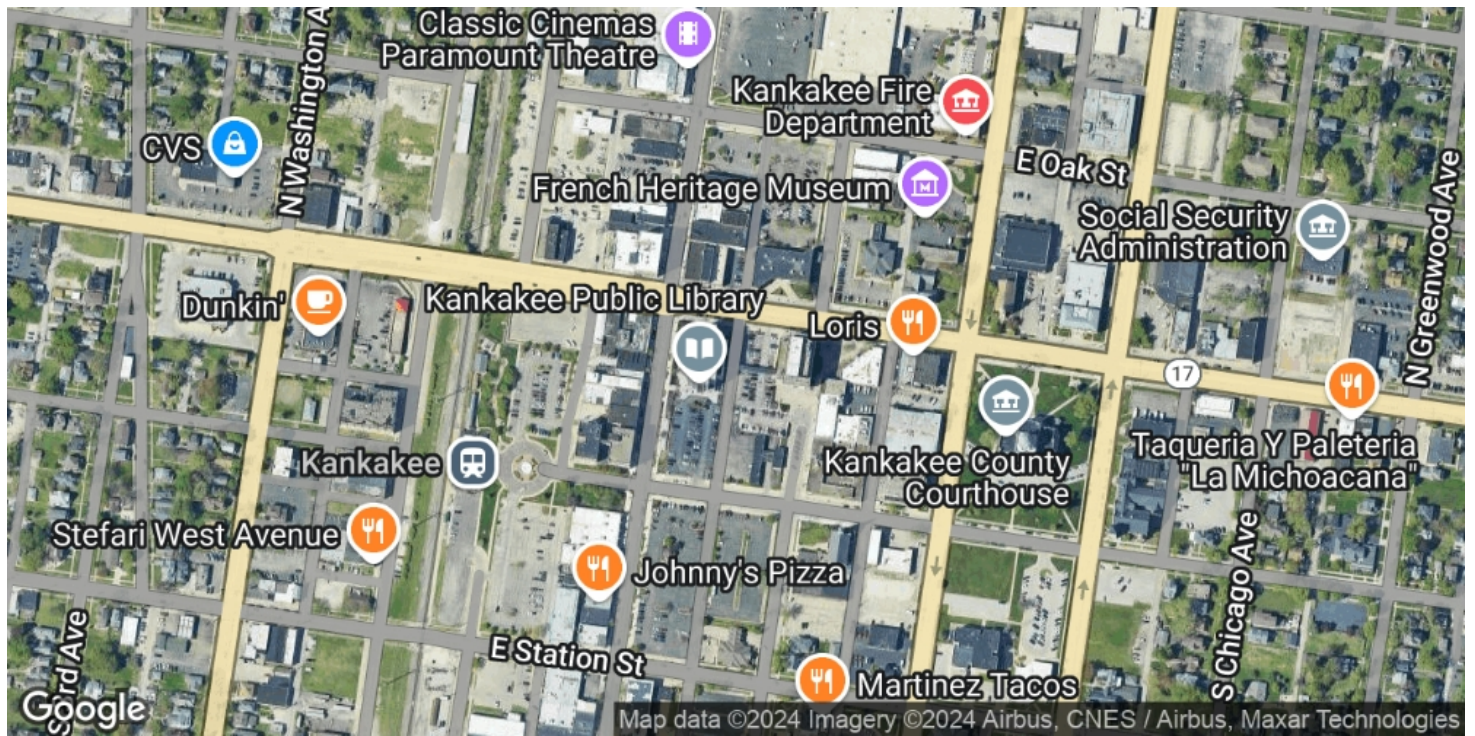
6 DEARBORN SQUARE

6 Dearborn Square, Kankakee, IL, 60901

AERIAL ANNOTATION MAP

6 Dearborn Square

6 Dearborn Square, Kankakee, IL, 60901



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Jeff Bennett, Managing Partner

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