



**Retail/Stores**  
 Status: **NEW**  
 Area: **1081**  
 Address: **411 3rd Ave , Sterling, IL 61081**  
 Directions: **1st Ave to 5th St East to 3rd Ave south**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Sterling**  
 Zoning Type: **Commercial**  
 Actual Zoning: **DB**  
 Subtype: **Other**  
 Lot Dimensions: **42.5 X 75**  
 Apx. Tot. Bldg SF: **2278**  
 Land Sq Ft: **3187**  
 Net Rentable Area:  
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N) ?**  
 Mobility Score: - **?**

MLS #: **12030387**  
 List Date: **04/16/2024**  
 List Dt Rec: **04/16/2024**  
 Lst. Mkt. Time: **1**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **1900**  
 Relist:  
 List Price Per SF: **\$78.97**  
 Sold Price Per SF: **\$0**  
 Lot Size Source:  
 # Stories: **2**  
 Gross Rentbl. Area:  
 # Tenants:  
 Estimated Cam/Sf:

List Price: **\$179,900**  
 Orig List Price: **\$179,900**  
 Sold Price:  
 Rented Price:  
 Lease Price SF/Y:  
 Mthly. Rnt. Price:  
 CTGF:  
 County: **Whiteside**  
 PIN #: **11214760060000**  
 Multiple PINs: **No**  
 Min Rentbl. SF: **0**  
 Max Rentbl. SF: **0**  
 # Units: **1**  
 Unit SF: **2278**  
 Lease Type:  
 Est Tax per SF/Y:

Remarks: **OMG! If you are looking to open your own business this is an incredible opportunity to run a coffee shop or nutrition store which could be combined with a beauty salon, massage parlor / nails/ pedicures, etc. This is ready to go. Features include Granite leather counter tops, 3 hole kitchen sink, produce sink, handwashing sink, ceramic tile floors, laundry area, large waiting/serving area, 2 baths on main floor, 4 private rooms on the main floor for massage or pedicures/hair/makeup, handicap ramp accessible, 2 furnaces, 2 central air units, 2 private rooms and 1 bath on the 2nd level. Located across from the Post Office - Built in foot traffic!**

Frontage Acc:	Construction:	Air Conditioning: <b>Central Air</b>
Current Use:	Exterior:	Electricity: <b>Circuit Breakers, 0-100 Amps</b>
Known Encumbrances:	Foundation:	Heat/Ventilation: <b>Forced Air, Gas</b>
Location:	Roof Structure:	Fire Protection: <b>Carbon Monoxide Detector(s)</b>
# Drive in Doors: <b>0</b>	Roof Coverings:	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: <b>Varies by Tenant</b>
	# Parking Spaces:	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside: <b>Laundry Room</b>	Sale Terms:
	Floor Finish: <b>Tile</b>	Possession:

**Financial Information**

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: <b>\$0</b>	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: <b>\$2,255</b>	Net Operating Income Year:	Cap Rate:
Tax Year: <b>2022</b>	Total Annual Expenses:	Expense Year:
Special Assessments: <b>No</b>	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: <b>Not Applicable</b>	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

Broker: **Xtreme Realty (93192) / (815) 380-2500**  
 List Broker: **David DeVries (932241) / (815) 441-1446 / dave@superdavehomes.com**  
 CoList Broker: **Tracy DeVries (932245) / (815) 564-8732**  
 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.