



Industrial

Status: **ACTV**

Area: **487**

Address: **604 South St , Mazon, IL 60444**

Directions: **ROUTE 47 SOUTH TO SOUTH STREET WEST - JUST OVER THE TRACKS. ELEVATOR AND BUILDINGS ON RIGHT**

Sold by:

Closed:

Off Mkt:

Township: **Mazon**

Year Built: **1900**

Zone Type: **Commercial**

Act Zoning: **B3**

Subtype: **Other**

Tot Bldg SF: **12000**

Office SF: **1150**

Land SF: **62726**

Lot Dim: **479X119X144X195X185X138**

Lot Size Source: **County Records**

Mobility Score: - **?**

MLS #: **12193660**

List Date: **10/22/2024**

List Dt Rec: **10/23/2024**

List Price: **\$200,000**

Orig List Price: **\$200,000**

Sold Price:

Mkt. Time (Lst./Tot.): **9/9**

Contract:

Concessions:

Unincorporated: **No**

PIN #: **0821234004**

Multiple PINs: **No**

Relist:

Unit SF: **0**

Stories: **1**

Gross Rentable Area:

Net Rentable Area:

Investment:

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

Rented Price:

Lease SF/Y:

Mthly. Rnt. Price:

CTGF:

Blt Before 78: **Yes**

County: **Grundy**

Min Rentable SF: **0**

Max Rentable SF: **0**

Lease Type:

Com Area Maint SF/Y:

Est. Tax per SF/Y:

User:

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

Remarks: **Versatile Commercial Property with Office, Warehouse, Storage and Historic Grain Elevator - Mazon, IL. Zoned B3 Discover a unique opportunity with this 1.44-acre parcel featuring a combination of office space, warehouse/storage areas, truck scale, and a historic grain elevator - all in the heart of downtown Mazon! Though the property requires some repair and roofs, with the right investment, it can once again become a profitable hub for various businesses. Key Features: OFFICE BUILDING WITH BASEMENT: Approx. 1,150 sq ft (50' x 23') main floor, Basement space for additional use or storage, Reception area, office spaces, and bathroom included LARGE WAREHOUSE / SHOP / POLE BARN: Approx 5,000 sq ft of open space with heavy-load concrete floors Ideal for equipment storage, workshop, or warehouse. Includes gravel drive and fenced parking lot for secure outdoor storage ADDITIONAL STORAGE OR OFFICE SPACE: Approx 1,960 sq ft (98' x 20') of versatile indoor space. Can be used as offices, storage for supplies, or equipment. Truck Scale and Awning: Drive-over truck scale positioned beneath a 19' x 48' awning. Perfect for trucking operations or agricultural businesses. HISTORIC GRAIN ELEVATOR: Approx. 60' x 48' with a 38' tall main section. Great opportunity to reclaim antique wood and scrap metal from this 100-year-old structure. Salvage history to create beautiful, rustic materials for resale or personal use. GUARD SHACK. Endless Potential: This property offers multiple opportunities for businesses, including: Storage or sales of grain, fertilizer, or landscape materials Vehicle, boat, or trailer storage, parking for contractors, Mechanics garage, semi truck and trailer repair or parking, automotive sales or service center, tire shop, fleet maintenance commercial truck repair, Body painting and motor rebuilding. Apartments, Antique consignment shop, craft or flea market. Potential for reclaiming and selling antique wood from the elevator. Whether you're looking to establish a business, create rental storage space, or repurpose historic materials, this one-of-a-kind property provides endless possibilities. A little work will go a long way toward unlocking its true potential! Take advantage of this unique opportunity today!**

Approximate Age: **Older**
Type Ownership: **Corporation**
Frontage/Access: **City Street**
Current Use: **Commercial, Automotive, Service Center/Wrhs**
Potential Use: **Apartments, Commercial, Industrial/Mfg, Other, Warehouse**
Known Encumbrances:
Client Needs:
Client Will:
Geographic Locale: **South Suburban, Out of Area**
Location: **Commercial Business Park, Corner, Mixed Use Area**
Drive in Doors: **0**
Door Dimensions:
Freight Elevators: **0**
Min Ceiling Height: **0'0**
Max Ceiling Height: **0'0**
Clear Span:

Bay Size:
Trailer Docks: **0**
Construction: **Concrete Block, Wood Frame**
Exterior: **Steel Siding, Frame, Block**
Foundation: **Concrete, Slab**
Roof Structure:
Roof Coverings:
Docks/Delivery:
Misc. Outside: **Security Gate**
Parking Spaces:
Indoor Parking:
Outdoor Parking: **Fenced, Truck Parking, Unpaved**
Parking Ratio:
Total # Units:
Total # Tenants:
Extra Storage Space: **Yes**
Misc. Inside: **Heavy Floor Load, Storage Inside, Basement**
Floor Finish: **Concrete**

Air Cond: **None**
Electricity: **Other**
Heat/Ventilation: **Other**
Fire Protection: **None**
Water Drainage: **Storm Sewers**
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
Tenant Pays:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession: **Closing**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income: **\$0**
Annual Net Oper Income: **\$0**
Real Estate Taxes: **\$4,688**
Tax Year: **2023**
Operating Expense Includes:

Total Monthly Income: **\$0**
Net Oper Income Year: **\$0**
Total Annual Expenses: **\$0**
Expense Source:

Total Annual Income: **\$0**
Cap Rate: **0**
Expense Year: **0**
Loss Factor:

Broker Private Remarks: **Buildings have electric but its off - Bring a flashlight**

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
? Where is the Buyer Agency Compensation?

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

Broker Owned/Interest: **No**
Lock Box: **None** (Located at **None**)

Call for Rent Roll Info:
Expiration Date: **10/21/2025**

Information: **Short Notice OK**
Showing Inst: **Log and Go -Bring a good flashlight, the power is OFF**

Cont. to Show?:

More Agent Contact Info:

Broker: **Keller Williams Infinity (27087) / (815) 267-1158**
List Broker: **Christy Schmaedeke (270269) / (815) 693-5757 / cschmaedeke@gmail.com**
CoList Broker:

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MLS #: 12193660

Prepared By: Christy Schmaedeke | Keller Williams Infinity | Cell: (815) 693-5757 | Email: cschmaedeke@gmail.com | 10/30/2024