



**Industrial**  
 Status: **ACTV**  
 Area: **151**  
 Address: **70 Summer St , Maple Park, IL 60151**  
 Directions: **One Block North from Main St.**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Township: **Virgil**  
 Year Built: **0000**  
 Zone Type: **Commercial**  
 Act Zoning: **B**  
 Subtype: **Distribution Warehouse, Manufacturing / Warehousing**  
 Tot Bldg SF:  
 Office SF: **280**  
 Lot Dim:  
 Lot Size Source:

MLS #: **12070272**  
 List Date: **05/30/2024**  
 List Dt Rec: **05/30/2024**  
 Mkt. Time (Lst./Tot.): **197/197**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 PIN #:  
 Multiple PINs:  
 Relist:  
 Unit SF: **4720**  
 # Stories: **1**  
 Gross Rentable Area:  
 Net Rentable Area:  
 Investment:  
 List Price Per SF: **\$0**

List Price:  
 Orig List Price:  
 Sold Price:  
 Rented Price:  
 Lease SF/Y: **\$7.12**  
 Mthly. Rnt. Price: **\$2,800**  
 CTGF:  
 Blt Before 78: **No**  
 County: **Kane**  
 Min Rentable SF: **4720**  
 Max Rentable SF: **4720**  
 Lease Type: **N/A**  
 Com Area Maint SF/Y: **\$0**  
 Est. Tax per SF/Y: **\$0**  
 User:  
 Sold Price Per SF: **\$0**

Remarks: **Over 4,700 sq.ft. of heated warehouse/shop space with office and bathroom. Features include 3 - 14' overhead doors, (front and rear for drive thru capability) large 14' x 17' office, bathroom, and loft space for additional storage. Warehouse/shop is divided in half and each half has its own dedicated heat source. Fully insulated walls and ceilings. Very affordable large space in a great location! Bring your small business, warehouse, shop ideas!**

Approximate Age: <b>Older</b>	Bay Size:	Air Cond: <b>Office Only</b>
Type Ownership:	# Trailer Docks: <b>0</b>	Electricity: <b>Other/Unknown</b>
Frontage/Access:	Construction: <b>Steel</b>	Heat/Ventilation: <b>Ceiling Units, Gas, Wall Unit/s</b>
Current Use:	Exterior: <b>Steel Siding</b>	Fire Protection: <b>None</b>
Potential Use:	Foundation: <b>Concrete</b>	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: <b>Scavenger, All Utilities</b>
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: <b>Far West</b>	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: <b>3</b>	Indoor Parking:	Green Feats:
Door Dimensions: <b>14' X 14'</b>	Outdoor Parking:	Backup Info:
Freight Elevators:	Parking Ratio:	Sale Terms:
Min Ceiling Height: '	Total # Units:	Possession:
Max Ceiling Height: '	Total # Tenants:	
Clear Span:	Extra Storage Space:	
	Misc. Inside:	
	Floor Finish:	

**Financial Information**

Gross Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Operating Expense Includes:

Broker Private Remarks: **Listing Broker is related to one of the property owners. Crane owner subleases the north side unit at \$675.00/month on a month to month bases and would like to continue. If new tenant needs the entire space, a 30 day notice will be given upon a signed lease.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>No</b>	Broker Owned/Interest: <b>Related</b>
VOW AVM: <b>No</b>	VOW Comments/ <b>No</b>	Lock Box: <b>Other (Located at Front)</b>
	Reviews:	

Listing Type: **Exclusive Right to Lease**      Address on Internet: **Yes**

? **Where is the Buyer Agency**

Call for Rent Roll Info:

**Compensation?**

Information: **None**      Cont. to Show?:      Expiration Date: **05/29/2025**

Showing Inst: **Contact listing Broker.**

Broker: **Castle View Real Estate (93023) / (815) 748-4663**

List Broker: **Thomas Vierig (931509) / (815) 508-1918 / realtortomv@gmail.com**

CoList Broker:

More Agent Contact Info:

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MLS #: 12070272

Prepared By: Thomas Vierig | Castle View Real Estate | Cell: (815) 508-1918 | Email: realtortomv@gmail.com | 12/12/2024 02:04 PM