



Industrial
Status: **PCHG**
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: **\$150,000**
Orig List Price: **\$200,000**
Sold Price:

Mkt. Time (Lst./Tot.): **353/353**
Contract:
Concessions:
Unincorporated: **No**

Rented Price:
Lease SF/Y:
Mthly. Rnt. Price:
CTGF:
Blt Before 78: **Yes**
County: **Grundy**

PIN #: **0821234004**
Multiple PINs: **No**
Relist:
Unit SF: **0**
Stories: **1**
Gross Rentable Area:
Net Rentable Area:
Investment:
List Price Per SF: **\$0**

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	Bay Size:	Air Cond: None
Type Ownership: Corporation	# Trailer Docks: 0	Electricity: Other
Frontage/Access: City Street	Construction: Concrete Block, Wood Frame	Heat/Ventilation: Other
Current Use: Commercial, Automotive, Service Center/Wrhs	Exterior: Steel Siding, Frame, Block	Fire Protection: None
Potential Use: Apartments, Commercial, Industrial/Mfg, Other, Warehouse	Foundation: Concrete, Slab	Water Drainage: Storm Sewers
Known Encumbrances:	Roof Structure:	Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site
Client Needs:	Roof Coverings:	Tenant Pays:
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: South Suburban, Out of Area	Misc. Outside: Security Gate	Green Disc:
Location: Commercial Business Park, Corner, Mixed Use Area	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 0	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking: Fenced, Truck Parking, Unpaved	Backup Info:
Freight Elevators: 0	Parking Ratio:	Sale Terms:
Min Ceiling Height: 0'0	Total # Units:	Possession: Closing
Max Ceiling Height: 0'0	Total # Tenants:	Gas Supplier: Nicor Gas
Clear Span:	Extra Storage Space: Yes	Electric Supplier: Commonwealth Edison
	Misc. Inside: Heavy Floor Load, Storage Inside, Basement	
	Floor Finish: Concrete	

Financial Information

Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year: 0	Cap Rate: 0
Real Estate Taxes: \$4,688	Total Annual Expenses: \$0	Expense Year: 0
Tax Year: 2023	Expense Source:	Loss Factor:

Operating Expense Includes:

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

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: Yes	Lock Box: None (Located at None)
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Expiration Date: 04/21/2026
Information: Short Notice OK	Call for Rent Roll Info:	
Showing Inst: Log and Go -Bring a good flashlight, the power is OFF	Cont. to Show?:	
Broker: Keller Williams Infinity (27087) / (815) 267-1158		
List Broker: Christy Schmaedeke (270269) / (815) 693-5757 / cschmaedeke@gmail.com		
CoList Broker:	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.

MLS #: 12193660

Prepared By: Christy Schmaedeke | Keller Williams Infinity | Cell: (815) 693-5757 | Email: cschmaedeke@gmail.com | 10/09/2025