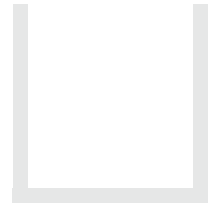




McCOLLY BENNETT
COMMERCIAL *advantage*



145 - 151 S. Indiana Ave.

*145 - 151 S. Indiana Ave.
Kankakee, IL 60901*

Contact:

Buck Tamblyn

CCIM

Phone : 8155494301

License: 475.131086

Email : bucktamblyn@mccolly.com

TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	4
MLS	9
EXECUTIVE SUMMARY	10
TRAFFIC COUNT MAP	11
AERIAL	12
AERIAL & LOCATION REPORT	13





145 - 151 S. INDIANA AVE.

PROPERTY INFO:

PURCHASE PRICE:

\$275,000.00

PROPERTY ADDRESS:

*145 - 151 S. INDIANA AVE.
KANKAKEE, IL 60901*

YEAR BUILT:

1920

PROPERTY SIZE

35,575 SQ. FT.

LAND SIZE

22,000.00 SQ. FT.

COMPANY DISCLAIMER

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.
©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

PROPERTY OVERVIEW

KANKAKEE - 2 STORY OFFICE BUILDING & 1 STORY WAREHOUSE FOR SALE
DOWNTOWN KANKAKEE

Office area, open space, and storage in this centrally located building. Directly across the street from the Court House, and within walking distance to several banks, shopping and the Farmers Market.

The two story office building is 14,050 SF (7,025 each floor) PLUS an additional 7,000 SF basement with ramp for indoor parking.

The adjacent warehouse is 14,500 SF. There is an overhead drive-in door.

Priced to sell, call today!

145 - 151 S. Indiana Ave.

Kankakee IL 60901



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Office/Tech

Status: **NEW**
Area: **4507**
Address: **145 - 151 S Indiana Ave , Kankakee, IL 60901**
Directions: **Court St. To Indiana Ave., South on Indiana. Property on West Side of Street.**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kankakee**

Year Built: **1920**
Subtype: **Other**
Zoning Type: **Commercial**
Actual Zoning: **C-3**

MLS #: **12177616**
List Date: **10/02/2024**
List Dt Rec: **10/02/2024**
Contract:
Concessions:
Mkt. Time (Lst./Tot.): **1/1**
Township: **Kankakee**
PIN #: **16093243301600**
Blt Before 78: **Yes**
Stories: **2**
Units: **2**
Tenants:
Unit SF: **35507** (Leasable Area
Units: **Square Feet**)

List Price: **\$275,000**
Orig List Price: **\$275,000**
Sold Price:
Lease SF/Y:
Rented Price:
Mthly. Rnt. Price:

Multiple PINs: **Yes**

Min Rent. SF: **35575**
Max Rent. SF: **35575**
Relist:

Mobility Score: - **?**
List Price Per SF: **\$7.74**

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

Lot Dimensions: **150 X 150**
Acreage:
Land Sq Ft: **22000**

Approx Total Bldg SF: **35575**
Gross Rentable Area: **35575**
Net Rentable Area: **35575**

Estimated Cam/Sf:
Est Tax per SF/Y:
Lease Type:

Remarks: **KANKAKEE - 2 STORY OFFICE BUILDING & 1 STORY WAREHOUSE FOR SALE DOWNTOWN KANKAKEE- Office area, open space, and storage in this centrally located building. Directly across the street from the Court House, and within walking distance to several banks, shopping and the Farmers Market. The two story office building is 14,050 SF (7,025 each floor) PLUS an additional 7,000 SF basement with ramp for indoor parking. The adjacent warehouse is 14,500 SF. There is an overhead drive-in door. Priced to sell, call today!**

Approximate Age: **Older**
Type Ownership:
Frontage Acc: **City Street**
Docks/Delivery:
Drive in Doors: **1**
Trailer Docks: **0**
Geographic Locale: **Out of Area**
Location:
Construction: **Steel, Wood Frame**
Building Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Air Conditioning: **None**
Heat/Ventilation: **Central Bldg Heat**
Electrical Svcs: **201-600 Amps**
Fire Protection: **None**
Current Use: **Commercial**
Potential Use: **Commercial, Office and Research, Retail, Divisible, Office/Retail**
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces:
Indoor Parking: **6-12 Spaces**
Outdoor Parking:
Parking Ratio:
Misc. Inside:
Floor Finish: **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: **\$1,182**
Tax Year: **2023**
Total Annual Expenses: **\$296**
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 Compensation?
Information: **None**
Showing Inst: **Contact listing agent to schedule.**
Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:

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

Cont. to Show?:

Broker Owned/Interest: **No**
Lock Box: **Sentrilock** (Located at **Back**)
Call for Rent Roll Info:
Expiration Date: **09/30/2025**

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.

Executive Summary - Call Outs

145 S Indiana Ave, Kankakee, Illinois, 60901 (5 miles)

145 S Indiana Ave, Kankakee, Illinois, 60901

Ring of 5 miles

Prepared by Esri

Latitude: 41.11944

Longitude: -87.86162

145 S Indiana Ave, Kankakee, Illinois, 60901

Ring of 5 miles

Rustbelt Traditions

Dominant Tapestry Segment

KEY FACTS



65,322

Total Population



\$200,487

Median Home Value



2,651

Businesses



70,355

Daytime Population



37.8

Median Age



-0.58%

2024-2029
Pop Growth Rate



\$35,479

Per Capita Income



2.5

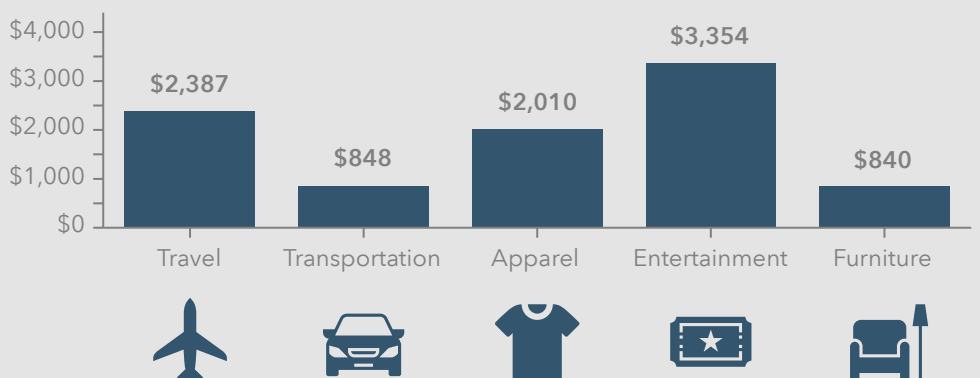
Avg Household Size



\$68,701

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

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

©2024 Esri

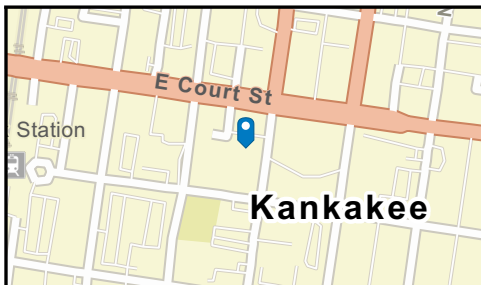
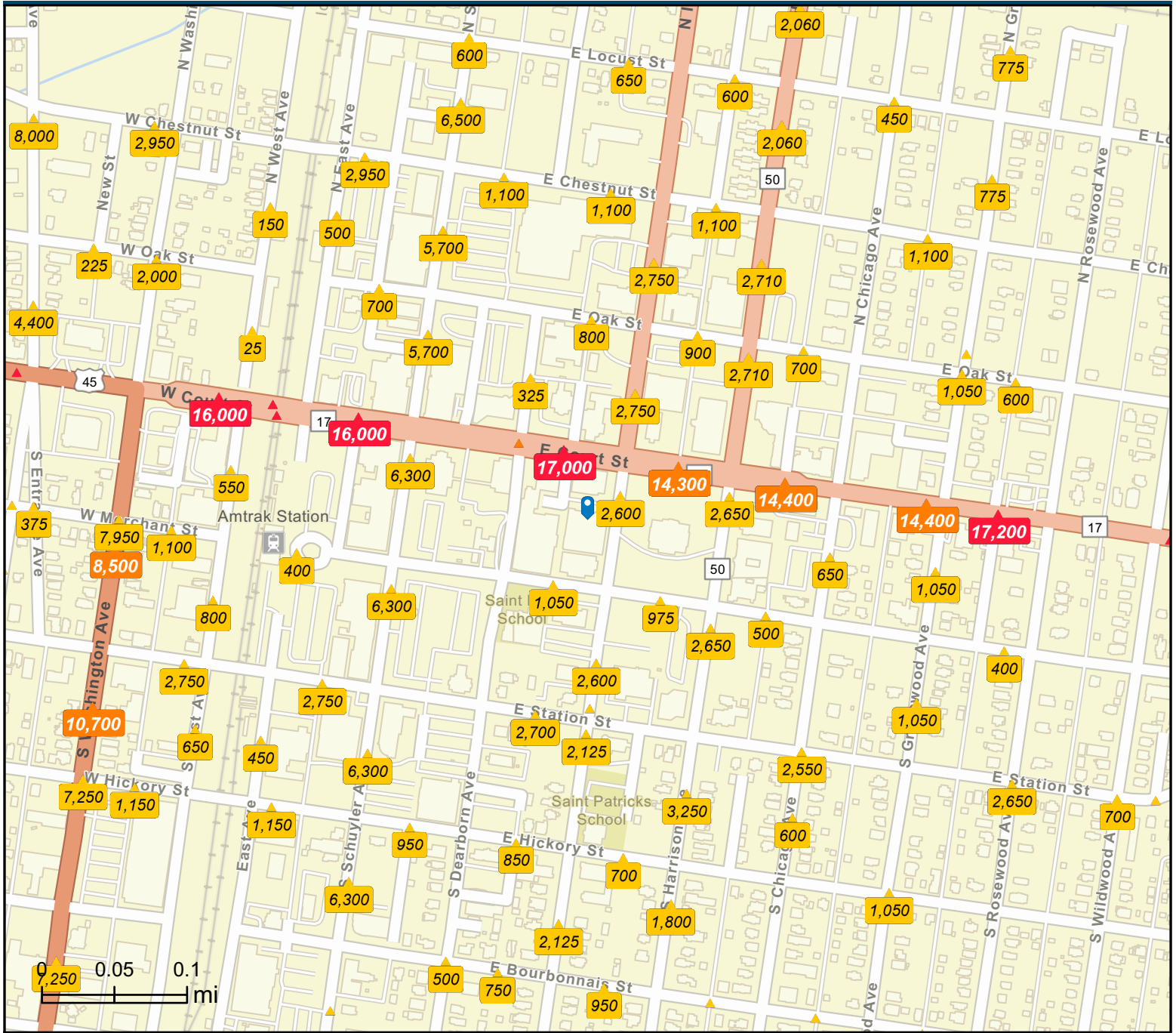
Page 1 of 1

September 18, 2024

Traffic Count Map - Close Up

145 S Indiana Ave, Kankakee, Illinois, 60901 2
 145 S Indiana Ave, Kankakee, Illinois, 60901
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.11944
 Longitude: -87.86162



- 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



145 - 151 S. INDIANA AVE.

145 - 151 S. Indiana Ave., Kankakee, IL, 60901

AERIAL



Buck Tamblyn
CCIM

McColly Bennett Real Estate
Phone: 8155494301
License: 475.131086
Email: bucktamblyn@mccolly.com
<https://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

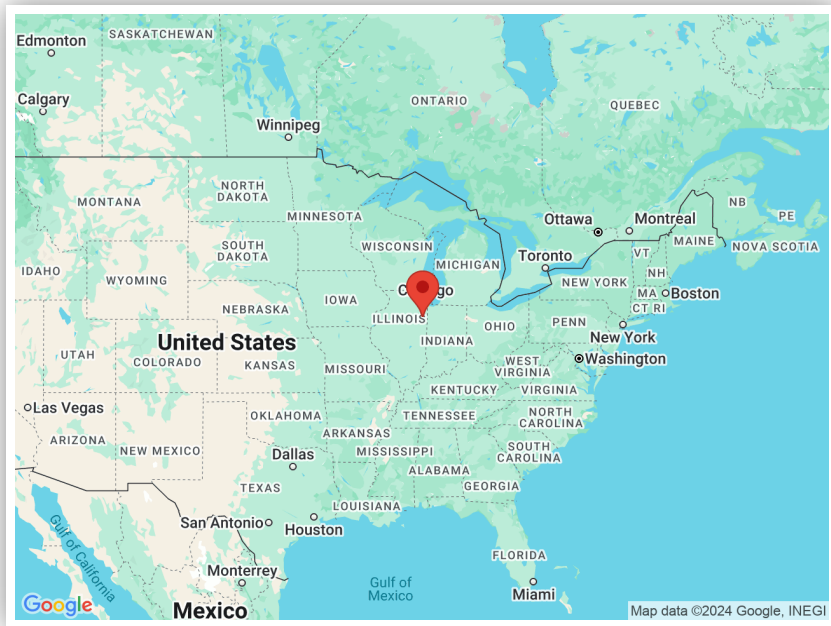
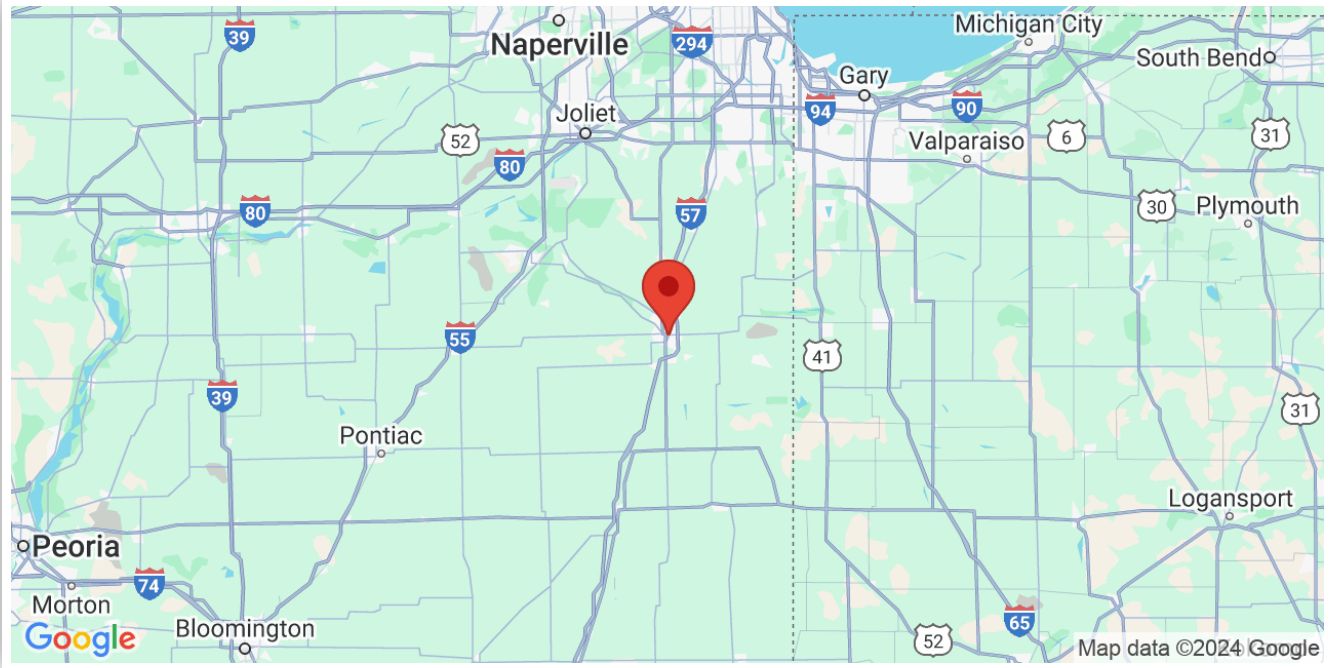
145 - 151 S. INDIANA AVE.

145 - 151 S. Indiana Ave., Kankakee, IL, 60901

AREA LOCATION MAP

145 - 151 S. Indiana Ave.

145 - 151 S. Indiana Ave., Kankakee, IL, 60901



Buck Tambllyn
CCIM
McColly Bennett Real Estate
Phone: 8155494301
License: 475.131086
Email: bucktambllyn@mccolly.com
<http://bucktambllyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

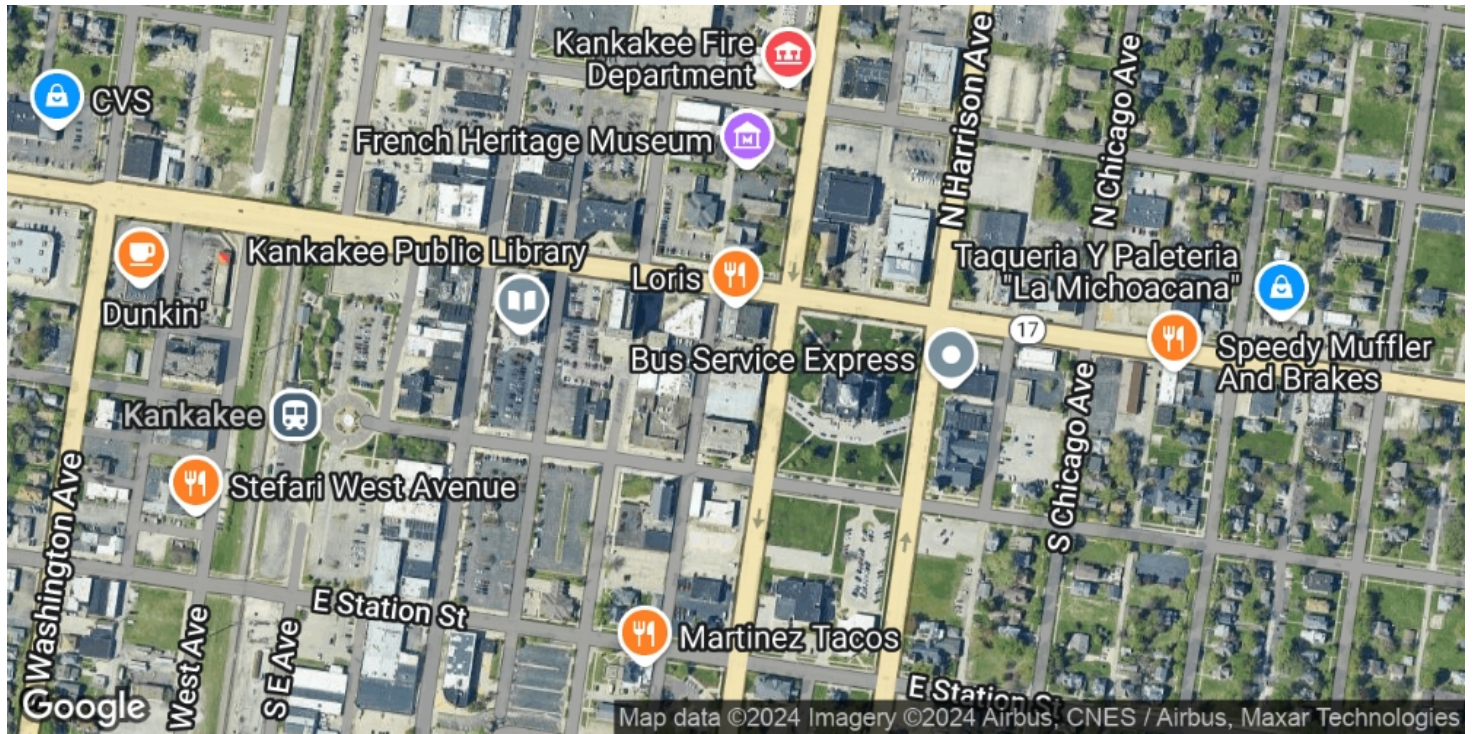
145 - 151 S. INDIANA AVE.

145 - 151 S. Indiana Ave., Kankakee, IL, 60901

AERIAL ANNOTATION MAP

145 - 151 S. Indiana Ave.

145 - 151 S. Indiana Ave., Kankakee, IL, 60901



Buck Tamblin
CCIM
McColly Bennett Real Estate
Phone: 8155494301
License: 475.131086
Email: bucktamblin@mccolly.com
<http://bucktamblin.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914





MCCOLLY BENNETT REAL ESTATE

BUCK TAMBLYN, CCIM



Buck Tamblyn, CCIM

Phone: 8155494301

Email: bucktamblyn@mccolly.com

License: 475.131086



Jeff Bennett, Managing Partner

Phone: 815-922-6505

Email: jbennett@mccolly.com



8155494301



bucktamblyn@mccolly.com



29 Heritage Drive
Bourbonnais, IL, 60914, United States

COMPANY DISCLAIMER

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.