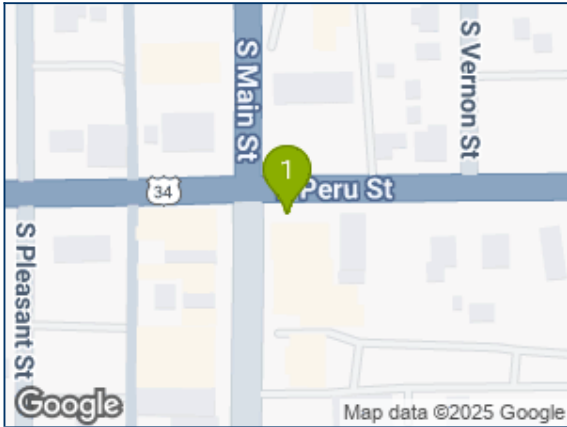




**Office/Tech**      MLS #: **12258244**      List Price: **\$160,000**  
Status: **ACTV**      List Date: **12/18/2024**      Orig List Price: **\$160,000**  
Area: **1356**      List Dt Rec: **12/18/2024**      Sold Price:  
Address: **401 S Main St , Princeton, IL 61356**  
Directions: **At the corner of Rte 6 and Rte 34**  
  
Closed:      Contract:      Lease SF/Y:  
Off Mkt:      Concessions:      Rented Price:  
CTGF:      Lst. Mkt. Time: **58**      Mthly. Rnt. Price:  
County: **Bureau**      Township:      Multiple PINs: **No**  
PIN #: **1616326001**  
Year Built: **1972**      Blt Before 78: **Yes**  
Subtype: **Office**      # Stories: **2**  
Zoning Type: **Office**      # Units: **6**      Min Rent. SF: **2250**  
Actual Zoning: **COMM**      # Tenants:      Max Rent. SF: **2250**  
Unit SF: **2250**      Relist:  
Mobility Score: **-**  
List Price Per SF: **\$71.11**      Sold Price Per SF: **\$0**



Lot Dimensions: **25X94**  
Acreage:  
Land Sq Ft: **2350**  
Approx Total Bldg SF: **2250**      Estimated Cam/Sf:  
Gross Rentable Area:      Est Tax per SF/Y:  
Net Rentable Area:      Lease Type:  
Remarks: **PRIME SPACE available located at a major intersection! This building is set on the corner of Rte 6 and Rte 34, where hundreds of cars pass by every day. There are two entrances for easy access, four dedicated off street parking spaces and plenty of general parking on Main Street. It is also conveniently located across from the Post Office and within walking distance to the Court House and other businesses on the charming South end of town. The upper level offers three dedicated offices (12x20/11x12/11x16) and a large common area/waiting room (9x14) The lower level, which mirrors the same dimensions, is currently set up with two dedicated offices, a conference room and also has a large common area/waiting room. If more dedicated offices are required for your business, the larger rooms on each level could be divided. Each level is complete with a restroom and storage space. The furnace is only 9yrs old and the HWH was replaced about 5yrs ago. Advertising your business will be optimal with two lighted signs on the building, each facing a major traffic pattern. If your needs don't require use of the entire building, claim your space and the rest could be income producing. Call today for your private showing and see the possibilities that await!**

Approximate Age: **Older**  
Type Ownership:  
Frontage Acc:  
Docks/Delivery:  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Geographic Locale: **Central Illinois**  
Location:  
Construction:  
Building Exterior:  
Foundation:  
Roof Structure:  
Roof Coverings:  
Air Conditioning: **Central Air**  
Heat/Ventilation: **Forced Air**  
Electrical Svcs: **Other**  
Fire Protection: **Fire Extinguisher/s**  
Current Use:  
Potential Use:  
Client Needs:  
Client Will:

Misc. Outside:  
# Parking Spaces: **4**  
Indoor Parking:  
Outdoor Parking:  
Parking Ratio:  
Misc. Inside:  
Floor Finish:  
Extra Storage Space Available:  
Water Drainage:  
Utilities To Site:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Known Encumbrances:  
Backup Info:  
Tenant Pays:  
Possession:  
Sale Terms:  
Investment:  
Users:

Financial Information  
Gross Rental Income: **\$0**      Real Estate Taxes: **\$1,397.18**  
Total Income/Month:      Tax Year: **2023**  
Total Income/Annual: **\$0**      Total Annual Expenses: **\$0**  
Annual Net Operating Income: **\$0**      Expense Year:  
Net Operating Income Year:      Expense Source:  
Cap Rate:      Loss Factor:

Broker: **Landmark Realty of Illinois LLC (28674) / (815) 875-1221**  
List Broker: **Jackie Martin (268432) / jmartin.landmark@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 #: 12258244

Prepared By: Jackie Martin | Landmark Realty of Illinois LLC | 02/13/2025 01:43 PM