

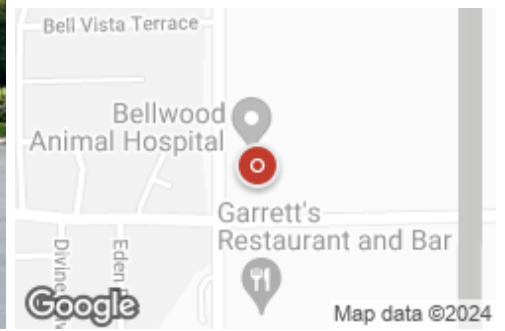
Medical/Dental Office for Sale

7550 Rote Road, Rockford, IL, 61107

Office: Medical/Dental For Sale

Prepared on July 30, 2024

1 of 1 Listings



Listing Details | Office For Sale

Total Available Space	2,390 SF
Asking Price	\$875,000
Listing Price Per SF	\$366.11
Cap Rate (Actual)	-
Total Expenses	\$12,925
Possession	Closing
Show Instructions	Call broker
Financing Avail.	Yes
Tax Year	2023

Real Estate Taxes	\$12,925 in 2023
Vacant	No
Available Date	Now
Days On Market	1 day
Date Listed	7/29/2024
Last Modified	7/29/2024
Listing ID	40717351
Parking Spaces	25

Description

This 2,390 square foot dental office is conveniently located in the heart of east Rockford near I-90 on 3.93 acres. It is zoned C1. Daily traffic count is 6,744.

The building consists of 2 exam rooms, an office, front reception area, break room and large storage areas in the garage and basement. The building has a lease with a current dentist until July 2025.

Taxes for 2023 are \$12,925

Room for expansion or redevelopment!

Property Features

Location Details

Address	7550 Rote Road, Rockford, IL, 61107
Zoning	C1
County	Winnebago

Parcels	12-14-252-008
Name	7550 Rote Rd.
Cross Street	N Bell School Road

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	3,206 SF
Land Size	3.93 Acres / 171,191 SF
Number of Buildings	1
Number of Floors	1
Year Built	1992
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Building Class	A

Parking Spaces	25
Parking Ratio	-
Office Space	2,390 SF
Floor Size	2,390 SF
Number of Tenants	1
Air Conditioned	Yes
Heated	Yes
Water	Yes, City, Rockford
Natural Gas	Yes, Municipal Utility District, Nicor Gas

Property Listings

1 Listing | 2,390 SF | \$875,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Dental Office	-	2,390 SF	\$875,000	Now

Additional Photos







Contact



Tom Ewing
815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS

7550 Rote Rd

GAMBINO REALTORS

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

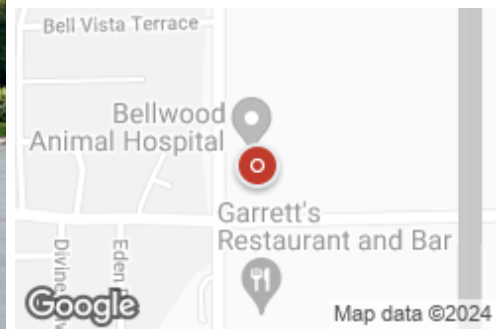
7550 Rote Rd.

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Office: Medical/Dental

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Property Features

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Zoning	C1	Name	7550 Rote Rd.
County	Winnebago	Cross Street	N Bell School Road

Building Details

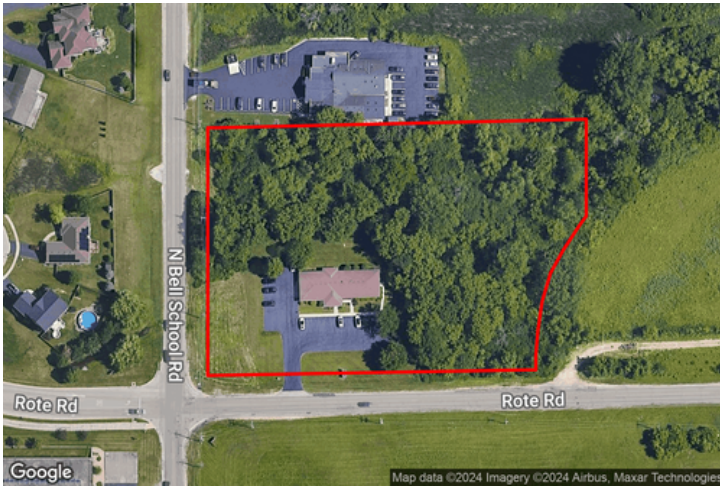
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Building Size	3,206 SF	Office Space	2,390 SF
Land Size	3.93 Acres / 171,191 SF	Floor Size	2,390 SF
Number of Buildings	1	Number of Tenants	1
Number of Floors	1	Air Conditioned	Yes
Year Built	1992	Heated	Yes
Primary Constr. Type	Masonry	Water	Yes, City, Rockford
Occupancy Type	Single Tenant	Natural Gas	Yes, Municipal Utility District, Nicor Gas
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Listings

1 Listing | 2,390 SF | \$875,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Dental Office	-	2,390 SF	\$875,000	Now

Additional Photos



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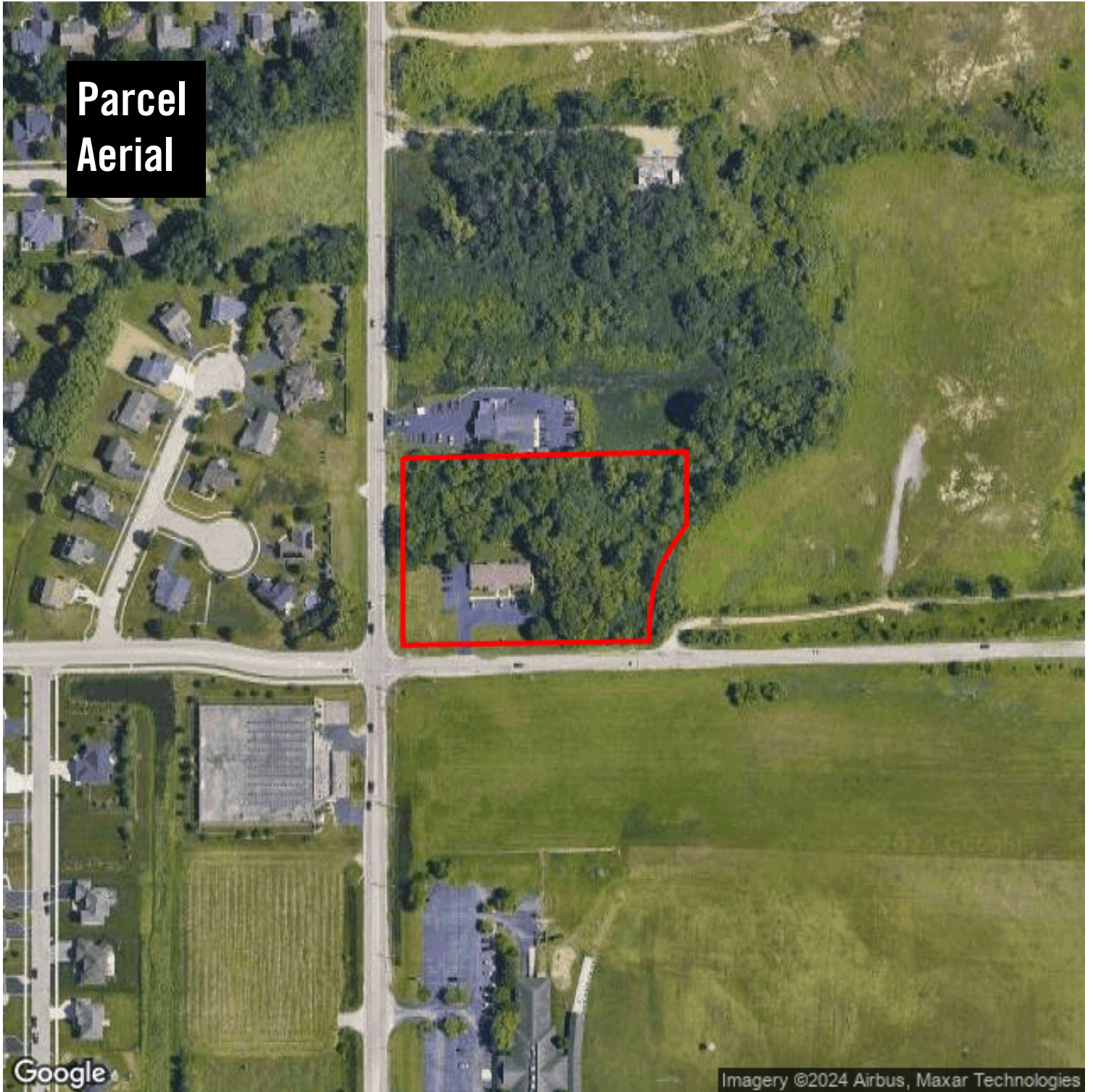
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7550 Rote Rd.

MOODY'S

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**Parcel
Aerial**

Google

Imagery ©2024 Airbus, Maxar Technologies

7550 Rote Rd.

7550 Rote Rd
Rockford, IL 61107



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MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7550 Rote Rd, Rockford, IL 61107

CITY, STATE

Rockford, IL

POPULATION

42,013

AVG. HHSIZE

2.45

MEDIAN HH INCOME

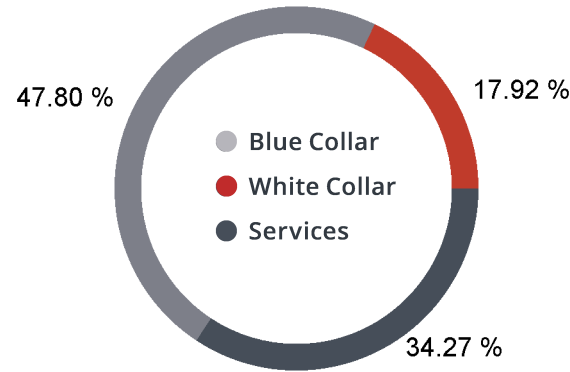
\$69,657

HOME OWNERSHIP

Renters: **3,445**

Owners: **13,871**

EMPLOYMENT

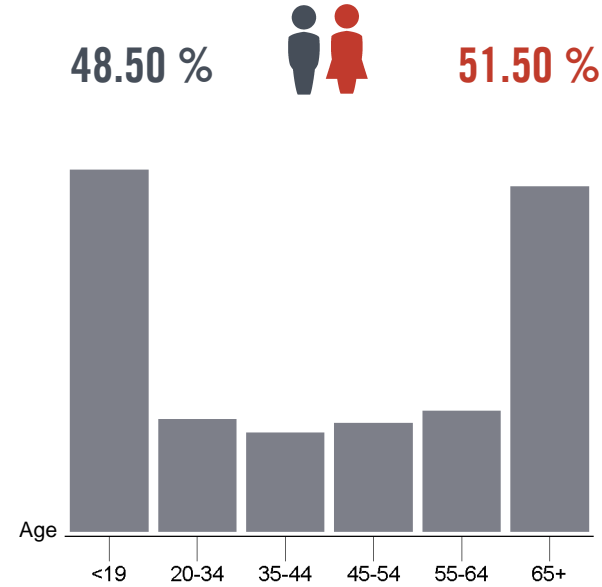


47.39 % Employed
2.17 % Unemployed

EDUCATION

High School Grad: **23.04 %**
Some College: **23.93 %**
Associates: **7.94 %**
Bachelors: **40.64 %**

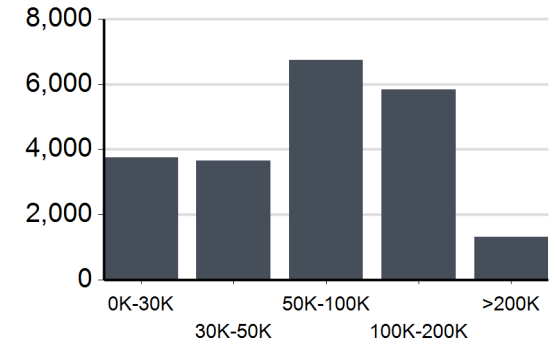
GENDER & AGE



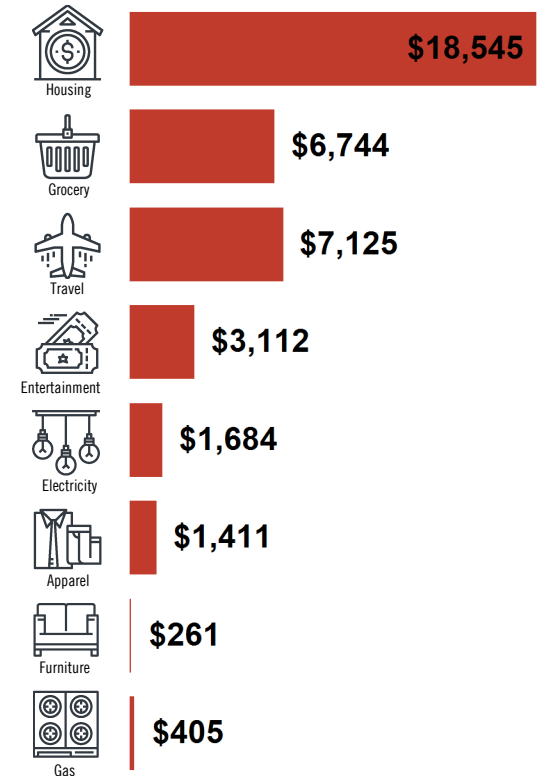
RACE & ETHNICITY

White: **79.75 %**
Asian: **3.94 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **4.24 %**
Hispanic: **7.61 %**
Two or More Races: **4.46 %**

INCOME BY HOUSEHOLD



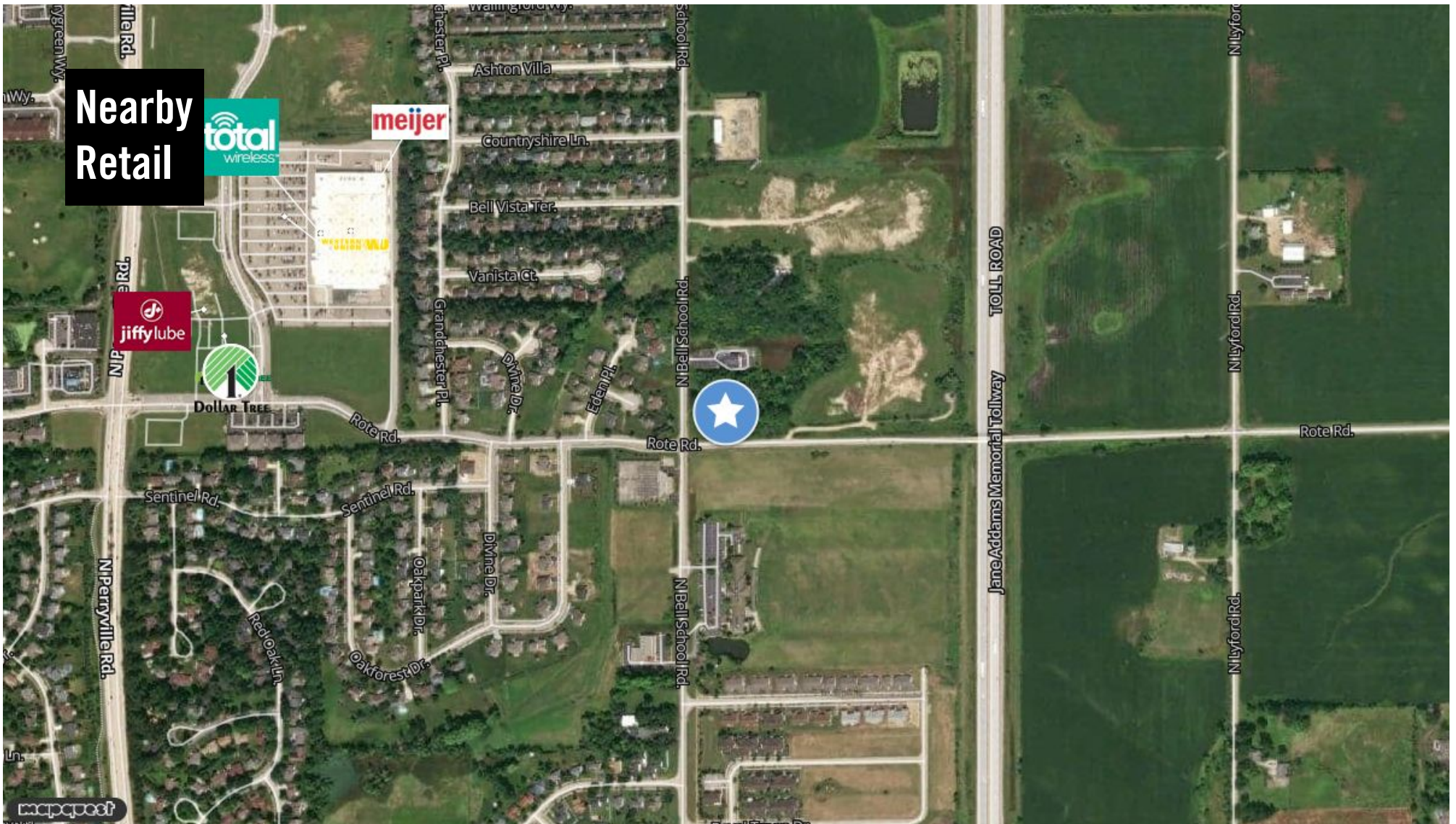
HH SPENDING



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**Nearby
Retail**



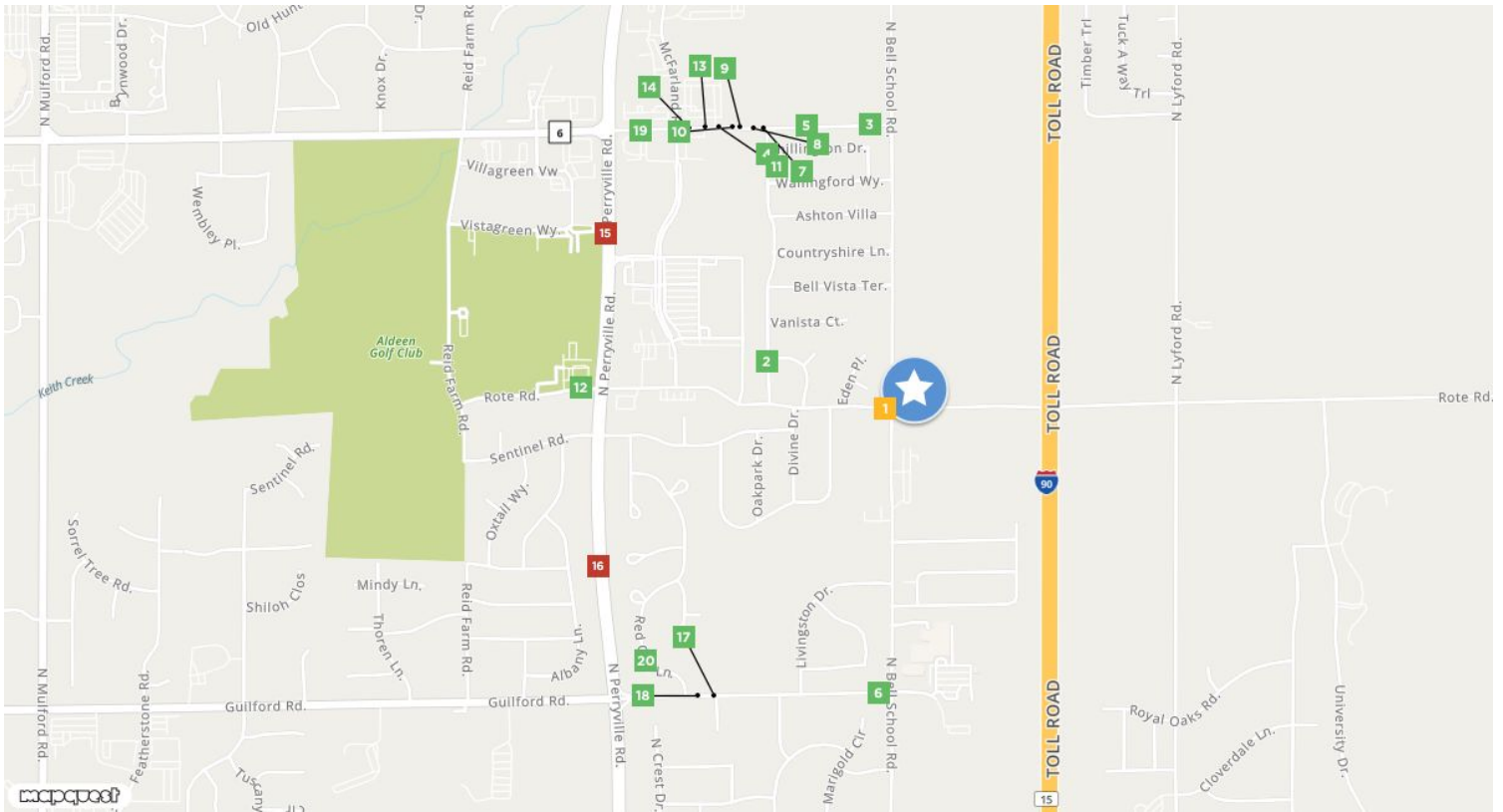
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MOODY'S
ANALYTICS

Catylist

7550 Rote Rd.

Traffic Counts



1	2	3	4	5
Year: 2022 Year: 2017	Year: 2022	Year: 2022	Year: 2022	Year: 2022
5,200 3,900	500	2,950	700	2,950
Guilford Road	7	8	9	10
Sunflower Dr				
Year: 2022 Year: 2004	Year: 2022	Year: 2022	Year: 2022	Year: 2022
4,400 4,100	3,450	3,450	3,450	3,450
11	12	13	14	North Perryville Road
				Crimson Ridge Dr
Year: 2022	Year: 2022	Year: 2022	Year: 2022	Year: 2022 Year: 2004
3,450	325	3,450	3,450	23,700 29,400
North Perryville Road	17	18	19	Red Oak Lane
Argus Dr				Guilford Rd
Year: 2022 Year: 2004	Year: 2022	Year: 2022	Year: 2022	Year: 2022 Year: 2017 Year: 2004
25,400 27,100	4,400	4,400	3,450	325 400 29,400



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Company

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Biography

I SOLVE REAL ESTATE PROBLEMS WHILE PRACTICING THE "PLATINUM RULE".

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 44 years in the industry, Tom has the experience and knowledge to ensure his clients get the greatest of outcomes. From accountants to lawyers, lending to title work, property insurance to contract services, Tom and his extensive network of local, regional, and national contacts will assist in all aspects of his client's real estate transaction. He also has real estate experience and expertise in residential, property management (as a Certified Property Manager CPM), and court-appointed receivership.

As his client's trusted professional real estate advisor, Tom's thoroughness ensures his clients receive the most accurate information on every transaction. He is a realist and will speak honestly and candidly with his clients about goals and expectations. Tom is a diligent listener and his attention to detail is unsurpassed.

Previously, as the Commercial Director for KW Commercial and current Commercial Broker for Gambino Realtors, Tom enjoys sharing his experience and knowledge by educating veteran agents and mentoring new agents joining the profession to further enhance their real estate proficiency and expertise.

Outside of work, Tom enjoys spending time with family, golfing, and dining out around town. He has been involved with several organizations over the past 44 years; Past President of the Rockford Area Association of Realtors, Chairman of the Winnebago County Board of Review, Past Member of the National Association of Realtors Commercial Legislative & Regulatory Sub Committee, Past Member and Past Chairman of Illinois Realtors Commercial and Property Management Committee, Past Board Member of the Northern Illinois Commercial Association of REALTORS, Past Secretary of the Rock Valley College Foundation Board, Past President of the Rockford East Rotary Club, Class Coordinator of the Rockford Men's Community Bible Study, and Member-Board of Directors - Fairhaven Christian Retirement Center.

Specializations:

Asset Management, Brokerage, Commercial Investment, Buyer Representation, Leasing Market Analysis, Net Leased Properties, REO, Residential Land Sale/Leaseback Valuation

Property Types: All Property Types- Hospitality, Industrial, Land, Multi-Family, Office & Retail