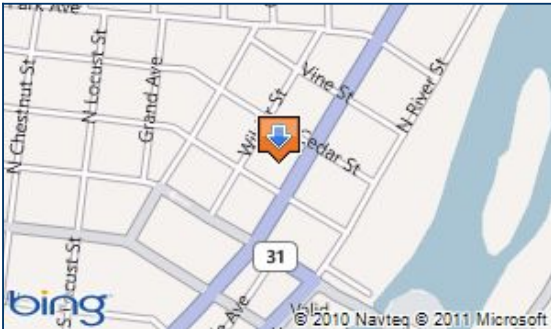




**Retail/Stores**  
 Status: **NEW**  
 Area: **507**  
 Address: **212 N Lake St , Aurora, Illinois 60506**  
 Directions: **Lake St. (Route 31) in Aurora on the corner of Spruce and Lake**  
 List. Mkt Time: **2** Rented Price:

MLS #: **07957152** List Price: **\$749,900**  
 List Date: **12/08/2011** Orig List Price: **\$749,900**  
 List Dt Rec: **12/08/2011** Sold Price:

Closed Date: Contract: Lease Price SF/Y:  
 Off Mkt Date: Points: Mthly. Rnt. Price:  
 Township: **Aurora** Unincorporated: CTGF:  
 Coordinates: **N: S:7 E: W:35** Subdivision: County: **Kane**  
 Year Built: **1966** PIN #: **1522156008**  
 Zoning Type: **Commercial** Multiple PINs: **No**  
 Actual Zoning: **B** Min Rentbl. SF: **25000**  
 Subtype: **FS** Max Rentbl. SF: **25000**  
 Lot Dimensions: **182X200X132X124** Apx. Tot. Bldg SF: **25000** # Stories: **1**  
 Land Sq Ft: **28748** Gross Rentbl. Area: # Units: **1**  
 Net Rentable Area: # Tenants: **1** Lease Type:  
 Estimated Cam/Sf: Est Tax per SF/Y:



Remarks: **25,000 sq. ft building currently leased to major brand name pharmacy/convenience retailer. Current lease expires 2014 but building is vacant and owner occupy is an option. 3/4 acre lot with plenty of parking. Loading dock and service entrance. NNN lease that clears \$46,000 a year. Newer AC and Furnaces. 5,000 sq. ft mezzanine. Can be purchased with MLS#07957163 as a discount package!**

Approximate Age: <b>Older</b>	Construction:	Air Conditioning: <b>Central Air</b>
Type Ownership:	Exterior: <b>Brick</b>	Electricity: <b>Circuit Breakers</b>
Frontage Acc:	Foundation:	Heat/Ventilation: <b>Forced Air, Gas</b>
Current Use:	Roof Structure: <b>Flat</b>	Fire Protection: <b>Fire Extinguisher/s, Sprinklers-Wet</b>
Potential Use:	Roof Coverings: <b>Membrane</b>	Water Drainage:
Known Encumbrances:	Docks: <b>Common, Service Entrance</b>	Utilities To Site:
Client Needs:	Misc. Outside:	Tenant Pays: <b>Common Area Maintenance, Real Property Taxes, Insurance, Water/Sewer</b>
Client Will:	# Parking Spaces: <b>41</b>	HERS Index Score:
Location: <b>Central Business District</b>	Indoor Parking:	Green Disc:
Geographic Locale: <b>Far West</b>	Outdoor Parking: <b>31-50 Spaces</b>	Green Rating Source:
# Drive in Doors: <b>1</b>	Extra Storage Space Available:	Green Feats:
# Trailer Docks: <b>1</b>	Misc. Inside:	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession:

<b>Financial Information</b>	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income/Month: <b>\$46,000</b>	Total Income/Month:	Total Income/Annual: <b>46000</b>
Annual Net Operating Income: <b>\$46,000</b>	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: <b>\$30,152</b>	Total Annual Expenses: <b>0</b>	Expense Year:
Tax Year: <b>2010</b>	Expense Source:	Loss Factor:

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