



Office/Tech

Status: **NEW**
Area: **507**

Address: **221 Spruce St , Aurora, Illinois 60506**

Directions: **Rt.31 (Lake St.) to property. Property at intersection of Spruce and Lake St.**

MLS #: **07957163**

List Date: **12/08/2011**

List Dt Rec: **12/08/2011**

List Price: **\$249,900**

Orig List Price: **\$249,900**

Sold Price:

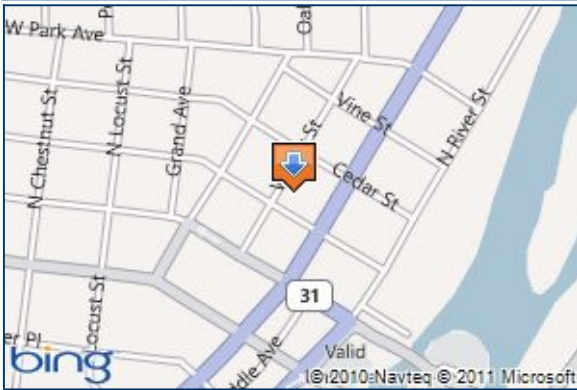
Closed:
Off Mkt:
CTGF:
County: **Kane**
Coordinates: **S:7 W:35**
Year Built: **1966**
Subtype: **OF**
Zoning Type: **Office**
Actual Zoning: **O**

Contract:
Points:
List. Mkt Time: **2**
Township: **Aurora**
PIN #: **1522156005**
Blt Before 78: **Yes**
Stories: **1**
Units:
Tenants:

Lease SF/Y:
Rented Price:
Mthly. Rnt. Price:

Subdivision:
Multiple PINs: **No**

Min Rent. SF: **4992**
Max Rent. SF: **4992**



Lot Dimensions: **120X133.67**

Acreage:

Land Sq Ft: **16040**

Approx Total Bldg SF: **4992**

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf:

Est Tax per SF/Y:

Lease Type:

Remarks: **Great location, Great Price! All brick building with 4 private offices. Exposure from busy Lake st. in Aurora. Lots of foot and vehicle traffic. Building is behind major brand name pharmacy / convenience store. Offices have bathrooms, kitchens/break area and plenty of parking. Newer AC and Furnace. Approximately 5,000 sq. ft. Can be purchased as package with MLS#07957152 for a discounted price!**

Approximate Age: **36-50 Years**
Type Ownership:
Frontage Acc:
Docks/Delivery:
Drive in Doors: **0**
Trailer Docks: **0**
Geographic Locale: **South Suburban**
Location:
Construction: **Brick**
Building Exterior: **Brick**
Foundation:
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Air Conditioning: **Central Air**
Heat/Ventilation: **Forced Air, Gas**
Electrical Svcs: **Circuit Breakers**
Fire Protection: **Fire Extinguisher/s**
Current Use:
Potential Use:
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces:
Indoor Parking:
Outdoor Parking: **13-18 Spaces**
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: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Operating Stops, Real Property Taxes, Insurance, Repairs and Maintenance, Roof, Scavenger, Structure, Tax Stops, Water/Sewer, Other**
Possession:
Sale Terms:
Investment:
Users:

Financial Information

Gross Rental Income/Month: **\$0**
Total Income/Month:
Total Income/Annual: **0**
Annual Net Operating Income: **\$0**
Net Operating Income Year:
Cap Rate:

Real Estate Taxes: **\$12,865**
Tax Year: **2010**
Total Annual Expenses: **0**
Expense Year:
Expense Source:
Loss Factor:

Copyright 2011 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 07957163

Prepared By: Marvin Vestuto | Vestuto Real Estate Corp | 12/09/2011 12:48 PM