Office/Tech
Status: PCHG
Area: **507**
Address: **569 W Galena Blvd , Aurora, Illinois 60506**
Directions: **BLDG ON NE CORNER OF GALENA AND HIGHLAND.**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kane**
Coordinates: **S:7 W:35**

MLS #: **07870177**
List Date: **08/01/2011**
List Dt Rec: **08/01/2011**
Contract:
Points:
List. Mkt Time: **135**
Township: **Aurora**
PIN #: **1521255010** *(Map)*
Blt Before 78: **Yes**
Stories: **2**
Units: **3**
Tenants: **0**

List Price: **$134,900**
Orig List Price: **$165,000**
Sold Price:
Lease SF/Y: **$0**
Rented Price:
Mthly. Rnt. Price:
Subdivision:
Multiple PINs: **No**
Min Rent. SF: **0**
Max Rent. SF: **3212**

Year Built: **1915**
Subtype: **OF**
Zoning Type: **Commercial**
Actual Zoning: **B2**

Lot Dimensions: **72X150**
Acreage:
Land Sq Ft: **10800**

Approx Total Bldg SF: **3212**
Gross Rentable Area:
Net Rentable Area:

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

Remarks: **High traffic location on corner of two busy streets. Great place to locate your business. Large parking lot in rear of building, plenty of parking! Access from both Highland and Galena. 3 Private office spaces, with separate entrances. Downstairs unit has reception and conference area. Upstairs unit has private entrance with outside stairs. Building would be great for Insurance, Real Estate, Lenders, Lawyers, etc.**

Approximate Age: **Older**
Type Ownership:
Frontage Acc:
Docks/Delivery:
Drive in Doors: **2**
Trailer Docks: **0**
Geographic Locale: **East/West Corridor**
Location:
Construction: **Wood Frame**
Building Exterior:
Foundation:
Roof Structure:
Roof Coverings:
Air Conditioning: **Central Air**
Heat/Ventilation: **Forced Air, Gas**
Electrical Svcs: **Circuit Breakers**
Fire Protection: **Fire Extinguisher/s, Smoke or Fire Protectors**
Current Use:
Potential Use: **Office and Research**
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces:
Indoor Parking:
Outdoor Parking: **6-12 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, Heat, Janitorial, Scavenger**
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: **7,557**
Tax Year: **2009**
Total Annual Expenses: **0**
Expense Year:
Expense Source:
Loss Factor:

Agent Remarks:

Internet Listing: **All**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5% (on Gross SP)**
Information: **Show-Call Listing Office**
Broker: **Vestuto Real Estate Corp (149)**
List Agent: **Marvin Vestuto (573)**
Email: **marvin@vestuto.com;realty@vestuto.com**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Other Compensation:
Ph #: **(630) 377-2336**
Ph #: **(630) 986-2200**
Agent Alt Ph #:
Ph #:

Agent Owned/Interest: **No**
Lock Box: **Combination Box**
Special Comp Info: **None**
Call for Rent Roll Info:
Expiration Date:
Team:
Agent Addn'l Info:

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