



Retail/Stores

Status: **NEW**
 Area: **184**
 Address: **32W270 Army Trail Rd , Wayne, Illinois 60184**
 Directions: **Dunham Road to Army Trail East to Property or Route 59 to Army Trail West to Property. Next to post office**
 List. Mkt Time: **2**
 Closed Date:
 Off Mkt Date:
 Township: **Wayne**
 Coordinates: **N:5 S: E: W:32**
 Year Built: **1904**
 Zoning Type: **Commercial**
 Actual Zoning: **B**
 Subtype: **FS**
 Lot Dimensions: **109X132**
 Land Sq Ft: **14388**
 Net Rentable Area:

MLS #: **07939624**
 List Date: **11/07/2011**
 List Dt Rec: **11/07/2011**
 Rented Price:
 Contract:
 Points:
 Unincorporated:
 Subdivision:
 Apx. Tot. Bldg SF: **2000**
 Gross Rentbl. Area:
 # Tenants:
 Estimated Cam/Sf:

List Price: **\$349,900**
 Orig List Price: **\$349,900**
 Sold Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 County: **DuPage**
 PIN #: **0118209002**
 Multiple PINs: **Yes**
 Min Rentbl. SF: **2000**
 Max Rentbl. SF: **2000**
 # Stories: **1**
 # Units:
 Lease Type:
 Est Tax per SF/Y:

Remarks: **Fantastic Store Location in Wayne right on Army Trail Road. Formerly the "Wayne Country Store" this location is simply unbeatable. Fronts on Army Trail and Next to Post Office this site has lots of traffic. Equestrian / Tack / Clothing store includes all inventory (high quality goods). Beautiful store has hardwood floors and awesome floor-space. Building has 2 bedroom apartment in rear for income/owner occupy.**

Approximate Age: Older	Construction:	Air Conditioning: Central Air
Type Ownership:	Exterior: Brick	Electricity: Circuit Breakers
Frontage Acc: State Road	Foundation:	Heat/Ventilation: Forced Air, Gas
Current Use: Commercial	Roof Structure:	Fire Protection: Other
Potential Use: Commercial, Retail	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks:	Utilities To Site:
Client Needs:	Misc. Outside:	Tenant Pays: Electric, Heat, Real Property Taxes
Client Will:	# Parking Spaces: 10	HERS Index Score:
Location:	Indoor Parking:	Green Disc:
Geographic Locale: East/West Corridor, Far West	Outdoor Parking: 6-12 Spaces	Green Rating Source:
# Drive in Doors: 0	Extra Storage Space Available:	Green Feats:
# Trailer Docks: 0	Misc. Inside:	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession:

Financial Information

Gross Rental Income/Month: \$0	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual: 0
Real Estate Taxes: \$4,864	Net Operating Income Year:	Cap Rate:
Tax Year: 2010	Total Annual Expenses: 0	Expense Year:
	Expense Source:	Loss Factor:

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MLS #: 07939624

Prepared By: Marvin Vestuto | Vestuto Real Estate Corp | 11/08/2011 09:38 AM