



**Office/Tech**  
 Status: **ACTV**  
 Area: **1327**  
 Address: **200 E High St , Hennepin, Illinois 61327**  
 Directions: **From I-80 take 180 south/Rt 29 south to Rt 72 to Hennepin exit, continue south to High St, turn west.**

MLS #: **07961987**  
 List Date: **12/17/2011**  
 List Dt Rec: **12/19/2011**

List Price: **\$95,000**  
 Orig List Price: **\$95,000**  
 Sold Price:

Closed:  
 Off Mkt:  
 CTGF:  
 County: **Putnam**  
 Coordinates: **N: S: E: W:**  
 Year Built: **1936**  
 Subtype: **Other**  
 Zoning Type: **Commercial**  
 Actual Zoning: **C-2**

Contract:  
 Points:  
 List. Mkt Time: **22**  
 Township: **Hennepin**  
 PIN #: **0100037020**  
 (Map)  
 Blt Before 78: **Yes**  
 # Stories: **1**  
 # Units:  
 # Tenants:

Lease SF/Y:  
 Rented Price:  
 Mthly. Rnt. Price:  
 Subdivision:  
 Multiple PINs: **No**  
 Min Rent. SF: **1624**  
 Max Rent. SF: **1624**

Lot Dimensions: **50X160**  
 Acreage:  
 Land Sq Ft: **8000**

Approx Total Bldg SF: **1624**  
 Gross Rentable Area:  
 Net Rentable Area:

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

Remarks: **This 1936 Putnam County Bank building has been remodeled offering a variety of options for its use in downtown Hennepin. Building on a corner lot only a block from the Illinois River. Roof torn off and rebuilt in 2000, resealed in 2011. Kitchen, full bath, 200 amp service, commercial grade engineered flooring and paint all done within last 3-4yrs. Custom shelves, office cubicles/furniture, kitchen appliances included.**

Approximate Age: **Older**  
 Type Ownership: **Limited Liability Corp**  
 Frontage Acc: **City Street**  
 Docks/Delivery:  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Far West**  
 Location: **Central Business District**  
 Construction: **Brick**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Pitched**  
 Roof Coverings: **Membrane**  
 Air Conditioning: **Central Air**  
 Heat/Ventilation: **Forced Air, Gas**  
 Electrical Svcs: **Circuit Breakers, 101-200 Amps**  
 Fire Protection: **Fire Extinguisher/s**  
 Current Use: **Commercial**  
 Potential Use: **Commercial, Office and Research, Retail**  
 Client Needs:  
 Client Will:

Misc. Outside:  
 # Parking Spaces:  
 Indoor Parking:  
 Outdoor Parking: **1-5 Spaces, Common Parking, Paved**  
 Misc. Inside: **Common Lunchroom/s, Private Restroom/s, Basement**  
 Floor Finish: **Carpet, Slate/Marble, Wood**  
 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, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Scavenger, Water/Sewer**  
 Possession: **Closing**  
 Sale Terms: **Conventional**  
 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: **\$651**  
 Tax Year: **2010**  
 Total Annual Expenses: **0**  
 Expense Year:  
 Expense Source:  
 Loss Factor:

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Prepared By: Lauren Mavity | The Property Merchants Co. | 01/07/2012 09:40 PM



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