



Mixed Use

Status: **ACTV** MLS #: **07799043** List Price: **\$289,900**
 Area: **1361** List Date: **05/05/2011** Orig List Price: **\$289,900**
 List Dt Rec: **05/05/2011** Sold Price:
 Address: **302 N Mason St , Sheffield, Illinois 61361**
 Directions: **West on Rt 6/34, on East side of Hwy on the curve entering Sheffield, north of the railroad tracks**
 List. Mkt Time: **13** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$0**
 Off Mkt Date: Points: Mthly. Rnt. Price:
 Township: **Concord** Unincorporated: CTGF:
 Coordinates: **N: S: E: W:** Subdivision:
 Year Built: **1970** Built Before 78: **Yes** # Stories: **1**
 Zoning Type: **Commercial** PIN #: **1419251004** Multiple PINs: **No**
 Actual Zoning: **B-2** County: **Bureau** Owners Assoc:
 Subtype: **Ofc/Store** Lease Type:
 Lot Dimensions: **92X190** Estimated Cam/Sf:
 Land Sq Ft: **17424** Apx. Total SF: **9800** Est Tax per SF/Y:

Remarks: **Exceptional commercial building for multiple uses. Two well-appointed office areas in the front half; over 6,000 square feet of industrial space for warehousing, machining, servicing, etc. 2 over-head drive through unloading doors: 24' x 14' and 11' x 10.5'; one semi-truck backup unloading ramp/door: 8' x 8.5'. Highest quality construction throughout; high ceiling for vertical storage; interstate access nearby.**

| | | | | |
|---|--|--|---------------------------|---------------------------|
| Total # Units: 1 | Total # Tenants: | Total # Apartments: 0 | Total # Offices: 2 | Total # Stories: 1 |
| # Dishwashers: | # Washers: | # Dryers: | W/D Leased?: | # Ranges: |
| # Disposals: | # Fireplaces: 1 | # Refrigerators: 1 | # Window AC: | |
| Approx Age: New Rehab | Roof Structure: Flat, Pitched | Water Drainage: | | |
| Type Ownership: Individual | Roof Coverings: Metal | Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Community | | |
| Frontage/Access: US Highway | Docks/Delivery: Exterior, Drive-in Doors | Tenant Pays: Other | | |
| Current Use: Commercial | Misc. Outside: | Equipment: | | |
| Potential Use: Commercial, Industrial/Mfg, Office and Research | # Parking Spaces: 4 | HERS Index Score: | | |
| Client Needs: | # Garages: | Green Disc: | | |
| Client Will: | Indoor Parking: | Green Rating Source: | | |
| Known Encumbrances: | Outdoor Parking: 6-12 Spaces | Green Feats: | | |
| Location: | Misc. Inside: Overhead Door/s, Private Restroom/s, Storage Inside | Backup Info: | | |
| Geographic Locale: Out of Area | Floor Finish: Carpet, Concrete, Parquet, Varies | Sale Terms: | | |
| Construction: Concrete Block, Steel | Air Conditioning: Central Air | Possession: | | |
| Exterior: Steel Siding, Brick | Electricity: Circuit Breakers, 101-200 Amps | | | |
| Foundation: Concrete | Heat/Ventilation: Forced Air, Gas | | | |
| | Fire Protection: | | | |
| Total Monthly Income: 0 | Individual Spaces (Y/N): | Electricity Expense (\$/src): \$0/ | | |
| Real Estate Taxes: \$5,064 | Total Annual Income: 0 | Water Expense (\$/src): \$0/ | | |
| Expense Source: | Tax Year: 2009 | Scavenger Expense (\$/src): \$0/ | | |
| Annual Net Operating Income: \$0 | Expense Year: | Insurance Expense (\$/src): \$0/ | | |
| Cap Rate: | Fuel Expense (\$/src): \$0/ | Other Expense (\$/src): \$0/ | | |



