



Retail/Stores

Status: **NEW** MLS #: **09688608** List Price:
 Area: **187** List Date: **07/13/2017** Orig List Price:
 List Dt Rec: **07/13/2017** Sold Price:
 Address: **117 N Main St , Wheaton, Illinois 60187**
 Directions: **Roosevelt to Main (N) to address**
 List. Mkt Time: **1** Rented Price:
 Closed Date: Contract:
 Off Mkt Date: Concessions: Lease Price SF/Y: **\$950**
 Township: **Milton** Unincorporated: Mthly. Rnt. Price: **\$950**
 Coordinates: Subdivision: CTGF:
 Year Built: **1920** County: **DuPage**
 Zoning Type: **Retail** Multiple PINs:
 Actual Zoning: **C4** Min Rentbl. SF: **771**
 Subtype: **Free Standing Store** Max Rentbl. SF: **771**
 Lot Dimensions:
 Apx. Tot. Bldg SF: # Stories: **2**
 Land Sq Ft: Gross Rentbl. Area: # Units:
 Net Rentable Area: # Tenants: Lease Type: **Modified Gross**
 Estimated Cam/Sf: **\$2.50** Est Tax per SF/Y: **\$0**



Remarks: **Super location in the heart of downtown Wheaton. Highly visible location and high foot traffic. Just steps away from Starbucks, Namaste Salon/ Spa, & Wise Penny resale shop. You would be hard pressed to find another "front and center" location at this price. A vintage style 1920's building~provides a reflection of Wheaton's rich history. A perfect place to grow your retail business~great location~below area lease rates!**

Approximate Age: **Older**
 Type Ownership:
 Frontage Acc:
 Current Use: **Commercial**
 Potential Use: **Retail**
 Known Encumbrances:
 Client Needs:
 Client Will:
 Location:
 Geographic Locale: **Far West**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **12**

Construction: **Brick**
 Exterior: **Brick**
 Foundation:
 Roof Structure:
 Roof Coverings:
 Docks:
 Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Extra Storage Space Available:
 Misc. Inside:
 Floor Finish:

Air Conditioning: **Wall Sleeve**
 Electricity: **Circuit Breakers**
 Heat/Ventilation: **Gas, Radiators**
 Fire Protection: **Other**
 Water Drainage:
 Utilities To Site:
 Tenant Pays: **Common Area Maintenance, Electric, Insurance, Varies by Tenant**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information
 Gross Rental Income/Month: **\$0**
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$0**
 Tax Year: **2015**

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses: **\$0**
 Expense Source:

Total Building (Y/N):
 Total Income/Annual: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:

Broker: **Baird & Warner**
 List Agent: **Neil Verhagen**
 Co-lister:

Ph #: **(630) 469-1855**
 Ph #: **(630) 668-8343**
 Ph #:

Team:
 Email: **neil.verhagen@bairdwarner.com**
 More Agent Contact Info:

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MLS #: 09688608

Prepared By: Neil Verhagen | 07/13/2017 11:56 AM