MLS #: 1574598 **Active** **Business/Comm** **Price:** $300,000 **AUC**
4425 Harrison Ave **#** **City** **Rockford** Y02
County: Winnebago **Zip:** 61108-792 **State:** IL
Trade Name: **Units in Bldg:** 4

RE For Sale:	Yes	**Ann Rent/SqFt:**	$ 16000.00
Bus for Sale:	No	**Bldg Gross SqFt:**	16,000
Lease Only:	No	**Net Leasable SqFt:**	16,000
# of Stories:	2	**Ceiling Hgt Min:**	10 **Max:** 12
Approx Bldg Dim:	0	**# Loading Docks:**	0
Estimated Age:	24	**Parking Fees/Mo:**	$ 0
Street Frontage:	500	**Onsite Parking:**	65-75

Directions: Corner of Harrison Avenue and S. Alpine Road

Click M for Map:
Click D for Documents (if any):

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	Yes	$ 0	$ 0.00	$ 0	0
2				$	$	$	
3				$	$	$	

Gross Op Inc:	$ 0	**Zoning:**	Comm		**Land Assess:**	**$** 0	
Gross Sales:	$	**Lot Size:**	2.05		**Improvements:**	**$** 0	
Gr Rental Inc:	$	**Vacancy:**	%		**Total Assess:**	**$** 1,430,544	**/** 2008
Ann Op Exp:	$ 0	**PerPropTax:**	$	**Year:**	**Net Taxes:**	**$** 50,272	**/** 2008
Net Op Inc:	$ 0	**Inc/ExpYr:**	0				
Parcel #:	16-05-131-013 & 008	**Inventory:**	$				
Legal:	Too Long On File						

Type	Office, Other	**Building Parking**	56 or more spaces, Onsite, Paved
Location	Business district, Shopping center, Residential area, Corner, Near Major Highway	**Seating Capacity**	76-100 persons
		Licenses	None
Present Use	Office	**Sale Includes**	N/A
Building Framing	Masonry, Steel frame	**Documents on File**	Lease(s), EPA 1
		Lease Type	Gross, Escalators, Renewal options, Other
Exterior	Brick/Stone, Glass, Other	**Tenant Pays**	N/A
Roofing	Rubber/membrane	**Terms/Option**	Cash, AUCTION
Heating /Cooling	Heat pump, Steam, Hot water, Central air	**Exchange**	Cash
		Miscellaneous	N/A
Fuel	Natural gas	**Occupancy**	Tenant(s), Vacant
Water/Waste	Municipal water, Municipal sewer		
Features	Passenger elevator, Public rest rooms, Private Restrooms, 440+ volt, 3 phase electric, Network Cabling, Reception area, ADA compliance, Inside storage		

List price is Opening Bid. 10% Buyers Fee Auction, Sold As Is, No Contingencies, $30,000 Earnest Money due date of Auction, Balance within 30 days at closing. For complete lease and other information a signed Confidentiality Agreement is required. See Assoc. Docs. or contact agent. AUCTION: TUES. NOV. 24th 1 PM AT PROPERTY, Rockford Illinois. Private showings only.

Sold Price: **Pts Pd/SlrCr:** **Closing Date:**

This information provided courtesy of: United Country-Beloit Auction & Rea

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS

Richard Ranft
United Country-Beloit Auction & Rea
(608) 364-1965
info@beloitauction.com

REALTOR®