



Retail/Stores
 Status: **NEW**
 Area: **515**
 Address: **4927 Main St , Downers Grove, IL 60515**
 Directions: **East side of Main street just North of the tracks**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Downers Grove**
 Zoning Type: **Retail**
 Actual Zoning: **DOWN**
 Subtype: **Neighborhood Storefront**
 Lot Dimensions: **41X113X45X113**
 Apx. Tot. Bldg SF:
 Land Sq Ft: **4792**

MLS #: **11786655**
 List Date: **05/18/2023**
 List Dt Rec: **05/18/2023**
 Mkt. Time (Lst./Tot.): **1/1**
 Contract:
 Concessions:
 Unincorporated: **No**
 Subdivision:
 Year Built: **1887**
 Relist:
 List Price Per SF: **\$0**
 Sold Price Per SF: **\$0**
 Lot Size Source:
 # Stories: **2**
 Gross Rentbl. Area:

List Price:
 Orig List Price:
 Sold Price:
 Rented Price:
 Lease Price SF/Y: **\$36**
 Mthly. Rnt. Price: **\$1,200**
 CTGF:
 County: **DuPage**
 PIN #:
 Multiple PINs:
 Min Rentbl. SF: **400**
 Max Rentbl. SF: **400**
 # Units:
 Unit SF: **400**
 (Leasable Area Units: **Square Feet**)
 Lease Type: **Modified Gross**
 Est Tax per SF/Y: **\$0**

Net Rentable Area:
 # Tenants:
 Estimated Cam/Sf: **\$0**
 Mobility Score: **?**

Remarks: **Prime Downtown Downers Grove storefront office. This highly visible, high traffic location offers 2 separate working stations currently setup for a reception area and an executive office with a private bathroom and storage room. Close proximity to the Main St Train Station, Starbucks, Tivoli Theatre, and all of Downers Grove's hottest eating places including Pierce Tavern, Cadence Kitchen, Bar Chido, The Foxtail, Gia Mia and more!**

Frontage Acc: City Street	Construction:	Air Conditioning: None
Current Use: Office	Exterior:	Electricity: Circuit Breakers
Known Encumbrances:	Foundation:	Heat/Ventilation: Central Bldg Heat
Location: Central Business District	Roof Structure:	Fire Protection: Alarm Monitored, Fire Extinguisher/s
# Drive in Doors: 0	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: Electric
Gas Supplier: Nicor Gas	# Parking Spaces:	HERS Index Score:
Electric Supplier: Commonwealth Edison	Indoor Parking:	Green Disc:
	Outdoor Parking: Parking-Street	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available: Yes	Backup Info:
	Misc. Inside: Basement	Sale Terms:
	Floor Finish: Vinyl	Possession: Immediate

Financial Information

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: \$7,392	Net Operating Income Year:	Cap Rate:
Tax Year: 2021	Total Annual Expenses:	Expense Year:
Special Assessments: No	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: Not Applicable	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

Broker Private Remarks: TENANTS AGENTS PLEASE ACCOMPANY YOUR OWN TENANTS TO ALL APPTS.

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: SentriLock (Located at Front)
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Buyer Ag. Comp.: 1/2 MONTHS RENT -\$75 (GL)	Other Compensation:	Call for Rent Roll Info:
Information: List Broker Must Accompany	Cont. to Show?:	Expiration Date: 11/16/2023
Showing Inst: Please call showing time 855-960-2484 or click on link below.		
Broker: Platinum Partners Realtors (21823) / (630) 435-3500		
List Broker: Sabrina Glover (254093) on behalf of The Glover Team (T25039) / (630) 747-4900 / sabrina@thegloverteam.com		
CoList Broker:		More Agent Contact Info:

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MLS #: 11786655

Prepared By: Danny Glover for The Glover Team | Platinum Partners Realtors | 05/18/2023 01:52 PM