

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - Retail, Office or Small Service Provider Space

ADDRESS

420 Wylie, Unit 460
Normal, Illinois

BUILDING SIZE

1,210 sq. ft.

ASKING PRICE

\$84,700

ZONING

B-1

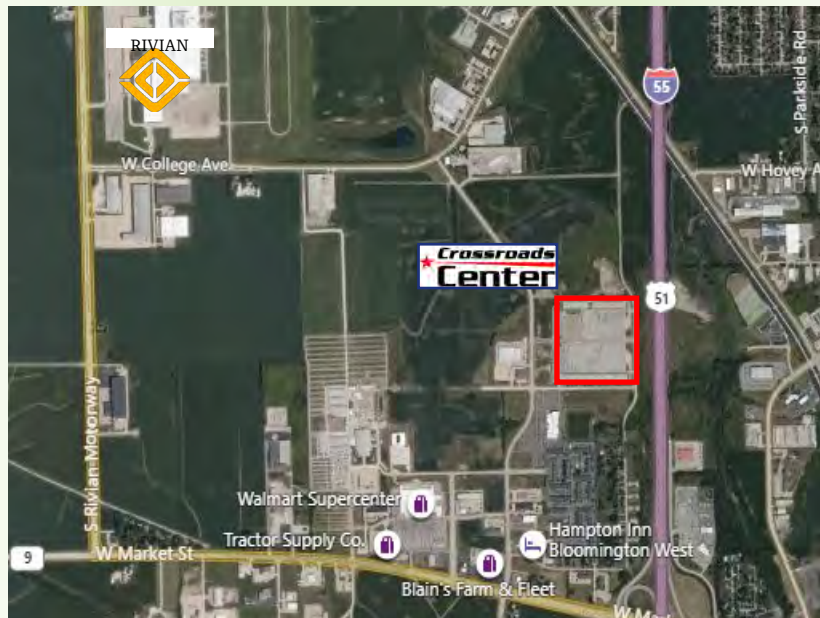
PARCEL

14-31-303-006

TAXES

\$1,312 (2022)

Incredible Value!! Perfect for small business owners, retail, office, or small service provider. Condo fees of approx. \$190/month include building and grounds maintenance and insurance. Brand new HVAC unit! Easy access to I-55/I-74. Ample parking.



Laura Pritts
Designated Managing Broker
lptritts@axis360.co
(309) 824-0507

Visit our Website:
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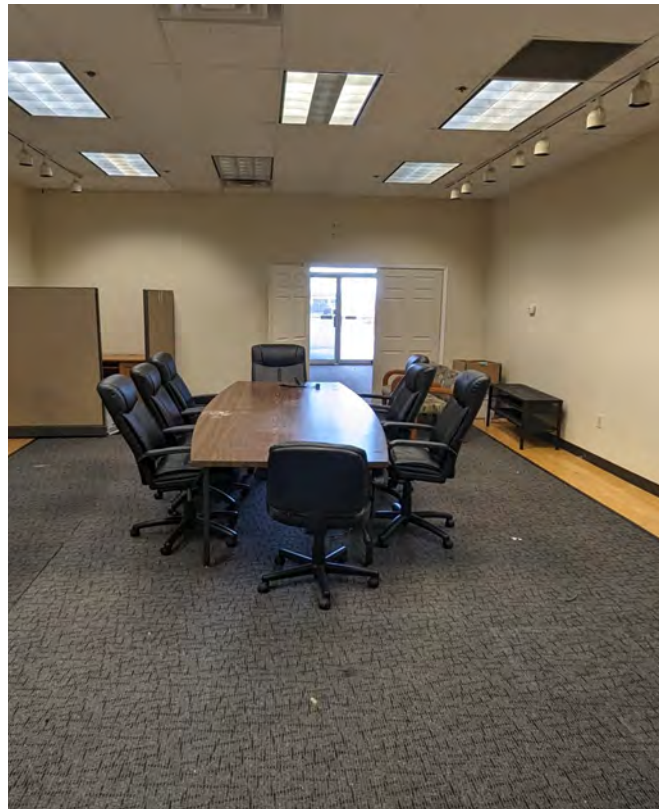
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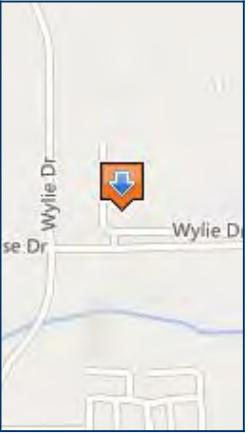
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Retail/Stores

MLS #: **11980942** List Price: **\$84,700**
 Status: **NEW** List Date: **03/12/2024** Orig List Price: **\$84,700**
 Area: **6121** List Dt Rec: **03/13/2024** Sold Price:
 Address: **420 Wylie Dr Unit 460, Normal, IL 61761**
 Directions: **Route 9/Market Street to North on Wylie to Crossroads Center. When in the Crossroads Center, the unit is in the first section to the right. It is to the left of Bridgeway office in SW corner.**
 Lst. Mkt. Time: **2** Rented Price:
 Closed Date: Contract:
 Off Mkt Date: Concessions:
 Township: Unincorporated:
 Zoning Type: **Retail** Subdivision:
 Actual Zoning: **B-1** Year Built: **1991** County: **Mc Lean**
 BNAR Zoning: **B1** Relist:
 Subtype: **Condo, Strip Center** List Price Per SF: **\$70** PIN #: **1431303006**
 Lot Dimensions: **1210 SF** Lot Size Source: # Units: **1**
 Apx. Tot. Bldg SF: **1210** # Stories: **1** Unit SF: **1210**
 Land Sq Ft: **1210** Gross Rentbl. Area: Lease Type: **N/A**
 Net Rentable Area: # Tenants: Est Tax per SF/Y: **\$0**
 Estimated Cam/Sf: **\$0**
 Buyer Ag. Comp.: **3.0% (G)**



Remarks: **Incredible Value!! Perfect for small business owners, retail, office, or small service provider. Approx. \$190/month, includes building and grounds maintenance and insurance. Brand New HVAC unit! Easy access to I-55/I-74. Ample parking.**

Frontage Acc:	Construction:	Air Conditioning: Central Air
Current Use:	Exterior:	Electricity: Circuit Breakers
Known Encumbrances:	Foundation:	Heat/Ventilation: Forced Air
Location:	Roof Structure:	Fire Protection: Hydrants On Site, Smoke or Fire Protectors
# Drive in Doors: 0	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: Air Conditioning, Electric, Heat, Water/Sewer, Varies by Tenant
Gas Supplier: \$addtruncate>Nicor Gas	# Parking Spaces:	HERS Index Score:
Electric Supplier: \$addtruncate>Ameren	Indoor Parking:	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N): No
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: \$0	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$1,312.24	Total Annual Expenses:	Expense Year:
Tax Year: 2022	Expense Source:	Loss Factor:
Special Assessments: Unknown	Frequency:	Water Expense (\$/src): /
Fuel Expense (\$/src): /		Other Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	
	Insurance Expense (\$/src): /	

Operating Expense Includes:

Broker: **AXIS 360 LLC* (97003) / (309) 270-1565**
 List Broker: **Laura Pritts (970077) / (309) 824-0507 / lpritts@axis360.co**
 CoList Broker: **More Agent Contact Info:**