



**Mixed Use**  
 Status: **NEW** MLS #: **10054730** List Price: **\$350,000**  
 Area: **134** List Date: **08/16/2018** Orig List Price: **\$350,000**  
 Address: **101 Hamilton St , Geneva, IL 60134** List Dt Rec: **08/16/2018** Sold Price:  
 Directions: **First St (Route 31) North of Roosevelt (Route 38) to Hamilton. NW corner of Hamilton and First St**  
 List. Mkt Time: **6** Rented Price:  
 Closed Date: Contract: Lease Price SF/Y: **\$0**  
 Off Mkt Date: Concessions: Mthly. Rnt. Price:  
 Township: **Geneva** Unincorporated: CTGF:  
 Coordinates: Subdivision:  
 Year Built: **0000** Built Before 78: **No** # of Stories: **2**  
 Zoning Type: **Other** PIN #: **1203428009 (Map)** Multiple PINs: **No**  
 Actual Zoning: **B2-H** County: **Kane** Owners Assoc:  
 Subtype: **Apts/Ofc** Lease Type:  
 Lot Dimensions: **124 X 96 X 124 X 96** Estimated Cam/Sf:  
 Land Sq Ft: **12000** Apx. Total SF: Est Tax per SF/Y:

Remarks: **This downtown Geneva mixed use property is the hottest deal on the market! Fully leased but with lease flexibility that can accommodate an owner user. Featuring a brand new roof and gutters this is one of very few downtown Geneva properties that include onsite parking. Unbeatable high visibility location on the corner of Route 31 (First Street) and Hamilton. Versatile mixed use building currently being used as office with 2 apartments upstairs. First floor is handicap accessible and features three private offices plus a reception area as well as a full kitchen and a full bathroom. Upstairs is comprised of a studio apartment and a one bedroom apartment. There is room to expand the building. Hold as a long term investment, move in as an owner user or develop this oversized lot!**

Total # Units: <b>5</b>	Total # Tenants:	Total # Apartments: <b>2</b>	Total # Offices: <b>3</b>	Total # Stores: <b>2</b>
# Dishwashers:	# Washers: <b>1</b>	# Dryers: <b>1</b>	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	

Approx Age: <b>Older</b>	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access: <b>City Street</b>	Docks/Delivery:	Tenant Pays: <b>Other</b>
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: <b>12</b>	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking: <b>6-12 Spaces</b>	Green Rating Source:
Known Encumbrances:	Misc. Inside: <b>Handicapped Access, Multi-Tenant, Basement</b>	Green Feats:
Location: <b>Central Business District</b>	Floor Finish:	Backup Info: <b>Rent Roll</b>
Geographic Locale: <b>Far West</b>	Air Conditioning: <b>Window Unit/s</b>	Sale Terms:
Construction:	Electricity:	Possession:
Exterior:	Heat/Ventilation: <b>Gas, Hot Water</b>	
Foundation:	Fire Protection:	

Gross Rental Income: <b>\$0</b>	Expense Source:	Fuel Expense (\$/src): <b>\$0/</b>
Gross Rent Multiplier: <b>0</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$0/</b>
Total Annual Expenses: <b>\$0</b>	Total Annual Income: <b>\$0</b>	Water Expense (\$/src): <b>\$0/</b>
Annual Net Operating Income: <b>\$0</b>	Tax Year: <b>2017</b>	Scavenger Expense (\$/src): <b>\$0/</b>
Total Monthly Income: <b>\$0</b>	Expense Year:	Insurance Expense (\$/src): <b>\$0/</b>
Real Estate Taxes: <b>\$10,525.40</b>	Cap Rate:	Other Expense (\$/src): <b>\$0/</b>

Broker: <b>Coldwell Banker The Real Estate Group</b>	Ph #: <b>(630) 232-6900</b>	Team:
List Agent: <b>Charles Kirkwood</b>	Ph #: <b>(630) 715-5714</b>	Email: <b>chas.kirkwood@gmail.com</b>
Co-lister:	Ph #:	More Agent Contact Info: <b>630-715-5714</b>

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MLS #: 10054730

Prepared By: Charles Kirkwood | Coldwell Banker The Real Estate Group | 08/21/2018 12:43 PM

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